



52, Hatch Ride
Crowthorne
Berkshire, RG45 6LB

£679,000 Freehold



Located in a small cul-de-sac in the popular area of Hatch Ride, an extended and detached family home offering versatile accommodation and positioned on a sizeable plot. The current accommodation comprises an entrance hallway, a 23' living room with wood burner, a contemporary kitchen/dining room, a study/bedroom/family room, a large utility/cloakroom and a sunroom with views over the garden. Upstairs you will find a spacious master bedroom with a good range of fitted wardrobes and a stylish refitted ensuite bath/shower room, two further double bedrooms and a fourth bedroom/dressing room. The sellers are currently in the process of relocating the W.C. from the utility area and creating a new downstairs cloakroom to the front left of the entrance hallway. The darker flooring in the inner hall providing access to the study/bedroom/family room, and the flooring in the sunroom are being replaced to match the lighter grey flooring in the main hallway and kitchen.

- Just under 1,700 sq. ft of accommodation
- Living room with wood burner
- Solar panels
- Stylish modern kitchen/dining room
- Four spacious bedrooms
- Sizeable secluded rear garden

Outside, there is ample driveway parking and lawned area. The rear sizeable garden measure approximately 80ft with a generous sized patio making a great entertaining area. The remainder of the garden is laid to lawn with mature borders and timber built sheds.

Hatch Ride which is to the north side of the village and ideally situated within walking distance of Hatch Ride Primary School and local amenities. Bucklers Park Forest is also within easy reach which provides a great space for walking and cycling together with Crowthorne Woods which leads into the ever popular Swinley Forest.

Council Tax Band: E
 Local Authority: Wokingham Borough Council
 Energy Performance Rating: B

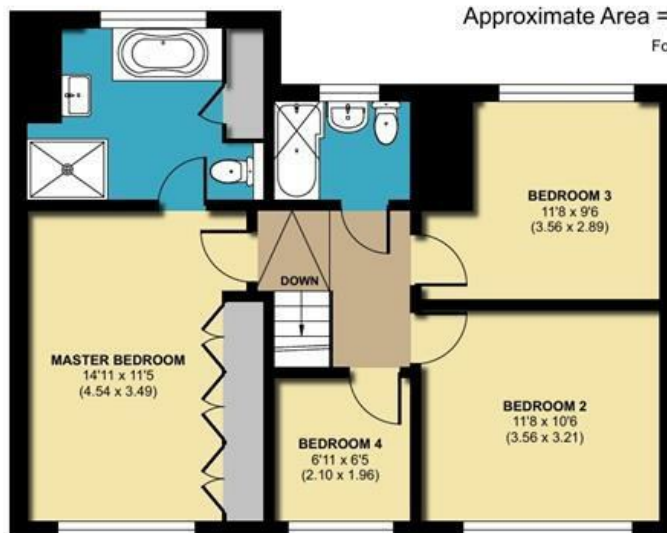




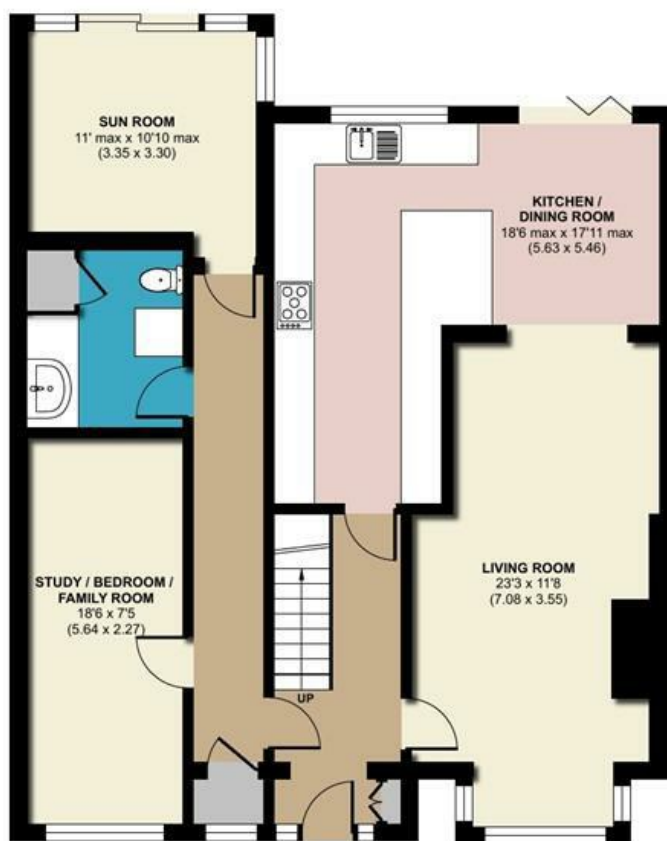
Hatch Ride, Crowthorne

Approximate Area = 1690 sq ft / 157 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1286052

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N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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Ref: 18356096 | Folio: C5914 | 7th May 2025