



15, Lupin Ride  
Crowthorne  
Berkshire, RG45 6US

**£725,000 Freehold**



Located on the desirable Kings Copse development and offered to the market with no onward chain, an immaculately presented four bedroom detached home offered to the market for the first time since 1997. The well kept accommodation comprises an entrance hallway, a modern cloakroom, a living room with gas fire, a lovely updated kitchen with breakfast bar, Bosch appliances, utility room and a separate dining room. Upstairs you will find a spacious master bedroom with fitted wardrobes and a well kept modern ensuite shower room. There are three further well proportioned bedrooms and a family bathroom.

- No onward chain
- Spacious modern kitchen/breakfast room
- Modern ensuite and family bathroom
- Beautiful presentation throughout
- Separate dining room
- Double garage and driveway parking

Outside you will find driveway parking leading to the double garage with twin up and over doors and light and power. The remainder of the frontage is mainly laid to lawn. Side gated access leads to the enclosed and private rear garden which comprises a patio and small lawn area. A pathway leads to steps which split the raised low maintenance beds. The remainder of the garden is laid to lawn.

The ever popular Kings Copse development is situated about a mile from the Crowthorne High Street with its range of shops, eateries and amenities and also within walking distance of Hatch Ride infant and junior school, Heathlake Nature Reserve with its pleasant woodland walks around the lake and the Bucklers Park Nature Reserve with circular walks and the popular Hall and Woodhouse pub/restaurant. Crowthorne is ideally placed for commuters with M3 and M4 access as well as local railway links plus a variety of state and private schools for all age groups.

Council Tax Band: F  
Local Authority: Wokingham Borough Council  
Energy Performance Rating: D





## Lupin Ride, Crowthorne

Approximate Area = 1611 sq ft / 149.6 sq m (includes attached garage)

For identification only - Not to scale



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: 1302016

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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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