





Chaucer Road, Crowthorne, Berkshire, RG45 7QN

£700,000

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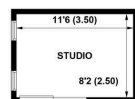
**NO ONWARD CHAIN** A spacious four bedroom detached family home situated within a short walk of Edgbarrow school and Crowthorne High Street with all its amenities. The accommodation includes cloakroom, three reception rooms, kitchen/breakfast room with separate utility room, four bedrooms to the first floor with ensuite to bedroom one and a family bathroom. Further benefits from a studio in the garden with light and power, there is off road parking and two single garages either side of the house.



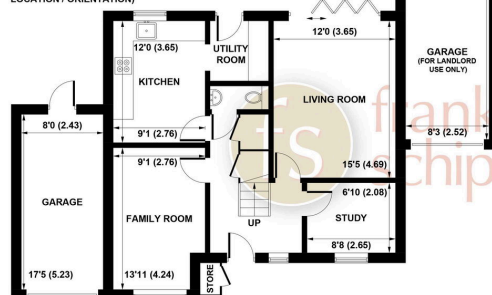


## Chaucer Road, Crowthorne

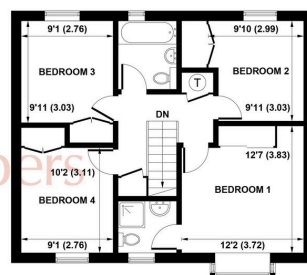
Approximate Gross Internal Area = 1298 sq ft / 120.6 sq m  
(Excluding Store)  
Garages = 292 sq ft / 26.2 sq m  
Studio = 94 sq ft / 8.7 sq m  
Total = 1674 sq ft / 155.5 sq m



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 879191)  
Produced by BlueSky Estate Agency Services on behalf of Frank Schippers

- Detached Family Home
- Four Bedrooms, Ensuite to Bedroom One
- Kitchen & Utility Room
- Two Single Garages Either Side Of The House & Off Road Parking
- EPC Rating D
- Short Walk To Edgbarrow School & The High Street With All Its Amenities
- Three Reception Rooms
- Family Bathroom
- Separate Studio Room in Rear Garden
- Bracknell Forest - Tax Band F



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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
38 Chaucer Road CROWTHORNE RG45 7AT	Energy rating <b>D</b>	Valid until 23 April 2032
		Certificate number: 2911-1421-8331-1115-1145
Property type Detached house	Total floor area 117 square metres	

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

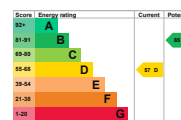
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificate/2911-1421-8331-1115-1145/open>

1/4