



45, Chaucer Road  
Crowthorne  
Berkshire, RG45 7QN

**OIEO £760,000 Freehold**



Located in the popular area of Wellington Chase, a desirable four bedroom family home which is presented in excellent order and situated within a short walk of the village high street and the outstanding Edgbarrow Secondary School. The well presented accommodation comprises an entrance hallway, study, cloakroom, a living room with box bay window, a spacious conservatory, and an open plan kitchen/dining room with separate utility. Upstairs you will find a master bedroom with fitted wardrobes and a stunning modern ensuite. There are three further well proportioned bedrooms (all with fitted wardrobes) and a beautiful family bathroom. The property further benefits from a double garage and driveway parking.

- Desirable location within a short walk of Edgbarrow School
- Beautifully presented throughout
- Three reception rooms
- Stunning ensuite & beautiful family bathroom
- Secluded rear garden
- Double garage and driveway parking

To the front, the property benefits from driveway parking for two vehicles leading to the double width garage with light, power and a courtesy door to the garden. The remainder of the frontage is laid to lawn and enclosed by hedgerow. Side access opens to the secluded rear garden which is fully enclosed by a combination of brick wall and panel fencing. A wooden decked area provides a fantastic entertaining space with the remainder laid to lawn with mature shrub borders.

Chaucer Road is within the popular Wellington Chase development which is a mix of properties comprising apartments and a range of three, four and five bedroom houses. It is conveniently located a short walk of approximately 600 metres to the village High Street with its array of shops, restaurants and amenities. Edgbarrow School and the Wildmoor Heath Nature Reserve are also within a short stroll too.

Council Tax Band: F  
 Local Authority: Bracknell Forest Council  
 Energy Performance Rating: C





## Chaucer Road, Crowthorne

Approximate Area = 1420 sq ft / 131.9 sq m

Garage = 278 sq ft / 25.8 sq m

Total = 1698 sq ft / 157.7 sq m

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 2026. Produced for Michael Hardy. REF: 1409812

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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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