MICHAEL HARDY
SALES & LETTING



42, Larkswood Drive,
Crowthorne,
Berkshire, RG45 6RL

£760,000 Freehold





Situated in a desirable, non-estate setting within a short walk of the village centre, this extended, detached residence has been greatly improved by the current owners. The desirable and versatile accommodation comprises a spacious entrance hallway leading into a stunning contemporary kitchen/dining room, featuring a sizeable central island and roof lantern which is open-plan to the living room, where bifold doors open directly onto the garden, making it a fantastic space to entertain family and friends. The ground floor also comprises the master bedroom with a stylish en-suite bathroom featuring twin ‘his and hers’ sinks, a further guest bedroom with modern ensuite washroom and an office with access to the garden. Upstairs, is a spacious guest bedroom with twin double fitted wardrobes and a modern, fully tiled ensuite shower room. The final bedroom upstairs is a double bedroom with a modern ensuite and an adjoining dressing room/nursery/walk-in wardrobe. This delightful and well-appointed home's charm also continues outside with a low-maintenance garden and covered seating area.

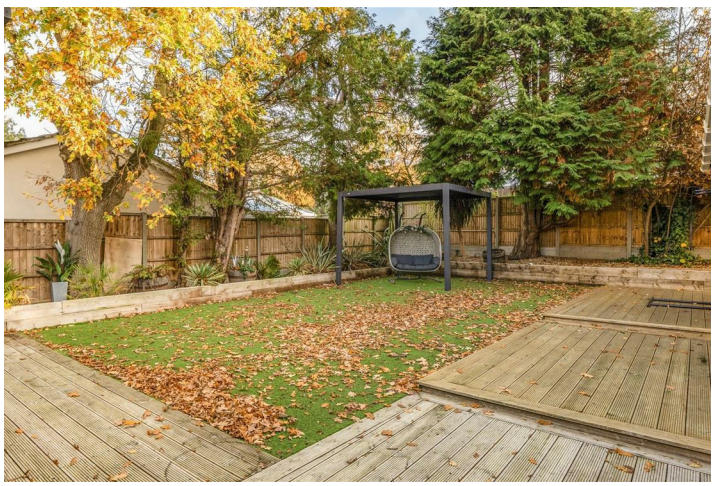
- Desirable non estate setting
- Stunning open plan kitchen/dining/living room
- Low maintenance garden with covered seating area
- Versatile living accommodation
- Ensuite facilities to all four bedrooms
- Ample driveway parking

To the front, a gravel driveway provides off-road parking for several vehicles, complemented by a raised decking area. Gated side access leads to the secluded, low-maintenance rear garden, which features a timber decked patio and a covered seating and BBQ area, ideal for outdoor entertaining. The remainder of the garden is laid to artificial lawn, alongside a separate side patio that can also be accessed directly from the master bedroom.

This contemporary detached family home sits approximately a quarter of a mile from Crowthorne village, offering easy access to an array of local shops and eateries. Larkswood Drive is a quiet residential road just off Pinewood Avenue, characterised by a variety of detached homes built in the 1960s and 1970s. Nearby landmarks and beauty spots include Heathlake Nature Reserve, the National Trust’s Finchampstead Ridges, Wellington College, and Wildmoor Heath Nature Reserve. The property is also ideally situated within reach of well-regarded primary schools and the highly sought-after Edgbarrow Secondary School.

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









Floorplan

Larkswood Drive, Crowthorne

Approximate Area = 1675 sq ft / 155.6 sq m
Limited Use Area(s) = 79 sq ft / 7.3 sq m
Total = 1754 sq ft / 162.9 sq m
For identification only - Not to scale

Denotes restricted head height



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: 1550174

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776
properties@michael-hardy.co.uk
lettings@michael-hardy.co.uk

MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999
crowthorne@michael-hardy.co.uk
www.michael-hardy.co.uk

These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

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.
Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303