



**8 Hinton Drive  
Crowthorne  
Berkshire, RG45 6JY**

**£540,000 Freehold**



Offered to the market in immaculate order, a delightful and extended three bedroom semi-detached home with accommodation over three floors and benefitting from a sizeable rear garden, garage and driveway parking. The accommodation comprises an entrance porch and hallway, living room with wood burner, separate dining room, brick and uPVC conservatory with radiator heating, utility, cloakroom and a spacious kitchen/breakfast room with partially vaulted ceiling and internal door to the garage. To the first floor you will find two double bedrooms, a family bathroom and a separate toilet. The top floor comprises a master bedroom with eaves wardrobe storage and an ensuite shower room.

- Living room with wood burner
- Three double bedrooms over three floors
- Large, south west facing garden
- Spacious kitchen/breakfast room
- Ensuite to master and family bathroom
- Garage and driveway parking

To the front is a block paved driveway providing parking for two vehicles and leading to the extra length garage with loft storage, light and power and internal access to the house. The sizeable south west facing rear garden measures approximately 90ft with a patio area and the majority of the garden laid to lawn with mature shrub borders. There is a further wooden deck seating area, greenhouse and a converted outbuilding with light and power which has been soundproofed and is currently used as a cinema room but would also make a great home office.

Hinton Drive is located just off 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 Swinley Forest.

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





Denotes restricted head height

## Hinton Drive, Crowthorne

Approximate Area = 1262 sq ft / 117.2 sq m

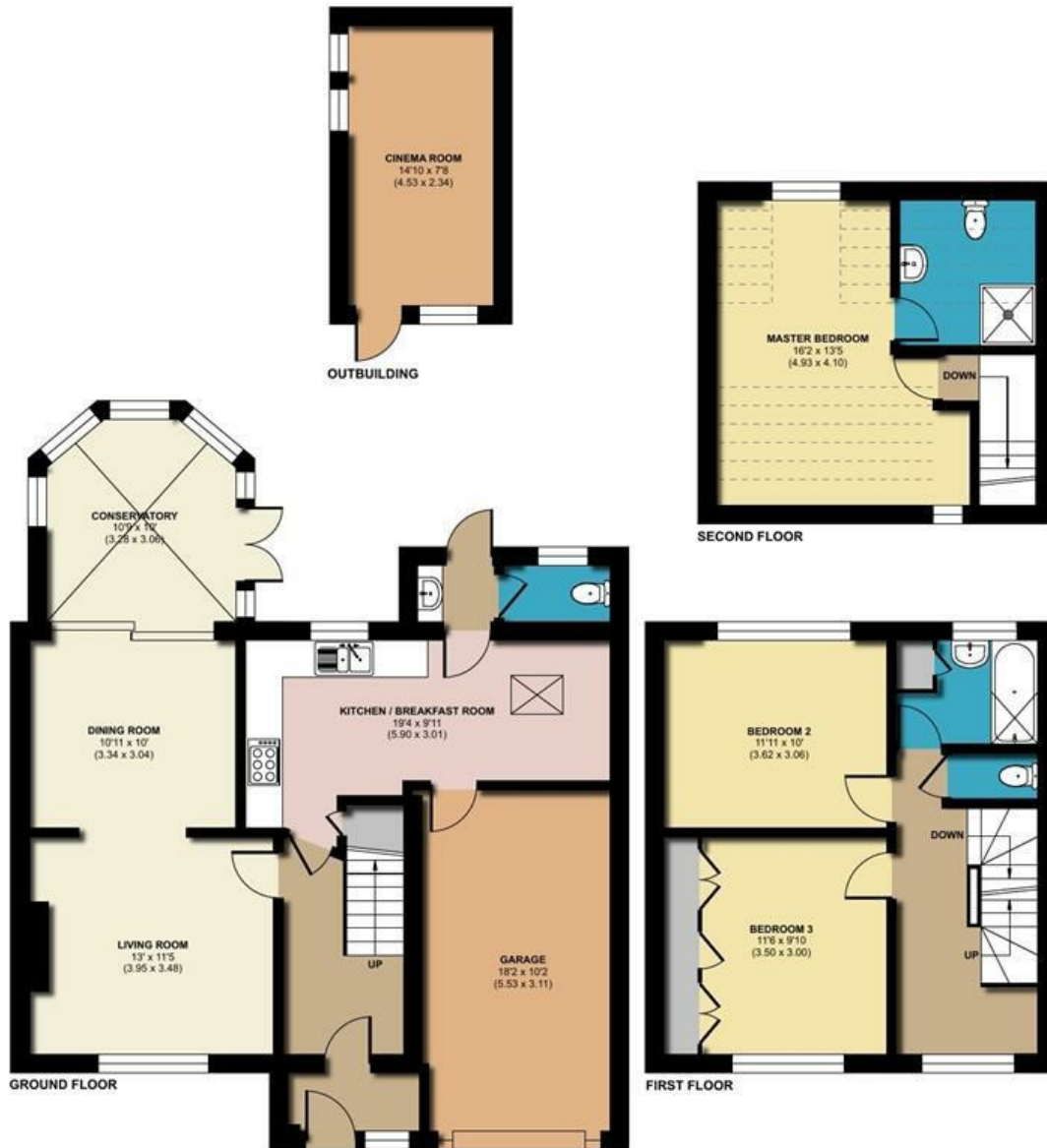
Limited Use Area(s) = 144 sq ft / 13.3 sq m

Garage = 180 sq ft / 16.7 sq m

Outbuilding = 114 sq ft / 10.5 sq m

Total = 1700 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: 1463996

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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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