



**Lantana, 34, The Avenue,
Crowthorne,
Berkshire, RG45 6PG**

£880,000 Freehold



An extended and renovated detached family home situated in a delightful tree lined road and in one of Crowthorne's most sought after locations. This deceptively large property offers flexible living accommodation with either four bedrooms and two reception rooms or five bedrooms and one reception room plus a 27' Kitchen/Diner. In addition, there are three bathrooms with two being en-suite to both of the first floor bedrooms. This property offers further extension potential, subject to the usual planning consent and also this is a no onward chain sale. An internal viewing truly is the only way of appreciating what this property has to offer.

- Impressive individual detached property with No Onward Chain
- Flexible accommodation with either four or five bedrooms
- Delightful private landscaped garden
- Ground floor family bathroom and two ensuite
- Rear aspect lounge, study and a kitchen/diner
- Located in one of Crowthorne's finest roads

The property occupies a quiet position set back from the road with hedging to the front boundary, extensive driveway parking and a car port leading to the garage. The rear garden is a further feature enjoying privacy and has been landscaped with lawn, bush/flower beds, summer house, shed, green house and two separate patio areas.

The Avenue is one of Crowthorne's finest roads with many large individual detached properties, many of which would be valued well over £1m. The road is tree lined with a pleasant non-estate environment and is around a 15 minute walk from the railway station. Crowthorne village centre is a short walk away with a good variety of independent shops, restaurants and public houses. The property is also ideally placed for access to the A329(M) M3 and M4 Motorways.

Council Tax Band: F (Subject to change)
Local Authority: Wokingham Borough Council
Energy Performance Rating: D





The Avenue, Crowthorne

Approximate Area = 1601 sq ft / 148.9 sq m

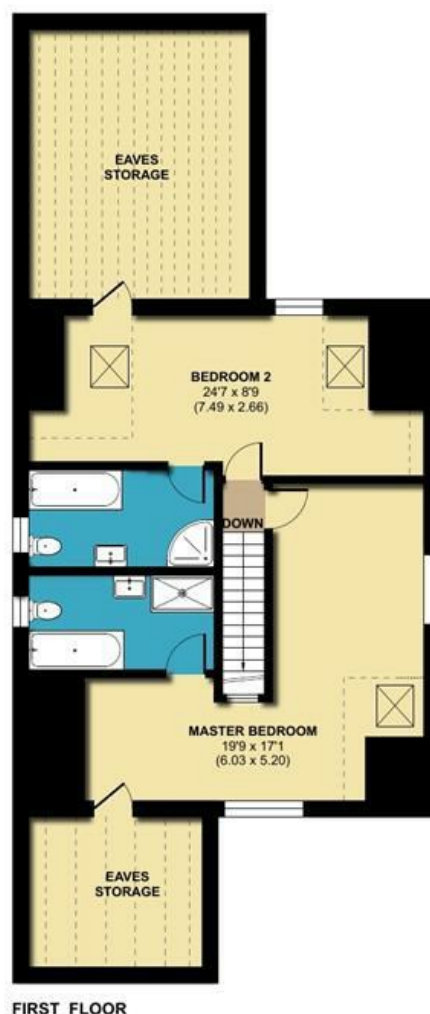
Limited Use Area(s) = 494 sq ft / 45.8 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 2271 sq ft / 211 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). © nichcom 2026. Produced for Michael Hardy. REF: 1440744

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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

Ref: 18634279 | Folio: C6034 | 23rd April 2026