



71, Wellington Road
Crowthorne
Berkshire, RG45 7LJ

£625,000 Freehold



A beautifully presented chalet style bungalow situated in a non-estate setting within walking distance of the village high street and Edgbarrow School. The versatile and well kept accommodation comprises an entrance hallway, living room with attractive bay window, a double bedroom, a further double bedroom or study/family room, a sleek modern shower room, a separate dining room which is open plan to a small snug/reading room and an impressive shaker style kitchen with solid wood worksurfaces, a utility and a further modern shower room. Upstairs you will find two further bedrooms and a compact galleried landing.

- Desirable location with short walk to village
- Versatile accommodation
- Modern downstairs shower room
- Beautifully presented
- Stunning kitchen with wood block worksurfaces
- Private garden and ample parking

To the front you are greeted with an 'in and out' driveway with a low level brick wall with hedging behind screening the property from the road. There is mature shrubbery to one side and in the well tended flower beds. The private rear garden offers a good degree of seclusion with a decking area providing space for outdoor dining and a further seating area to the corner. Mature shrubs follow the border and there is a further patio to the front of the store/garage.

Set just off the village High Street, with its mix of independent shops, eateries, supermarkets, public houses and other amenities, Wellington Road is an attractive tree lined street with a mix of mainly Victorian period homes with some more modern properties, overlooking the popular Morgan Recreational Park. Edgbarrow School, the Wildmoor Heath Nature Reserve and Wellington College are all within reasonable walking distance.

Council Tax Band: D
Local Authority: Bracknell Forest Council
Energy Performance Rating: D





Denotes restricted
head height

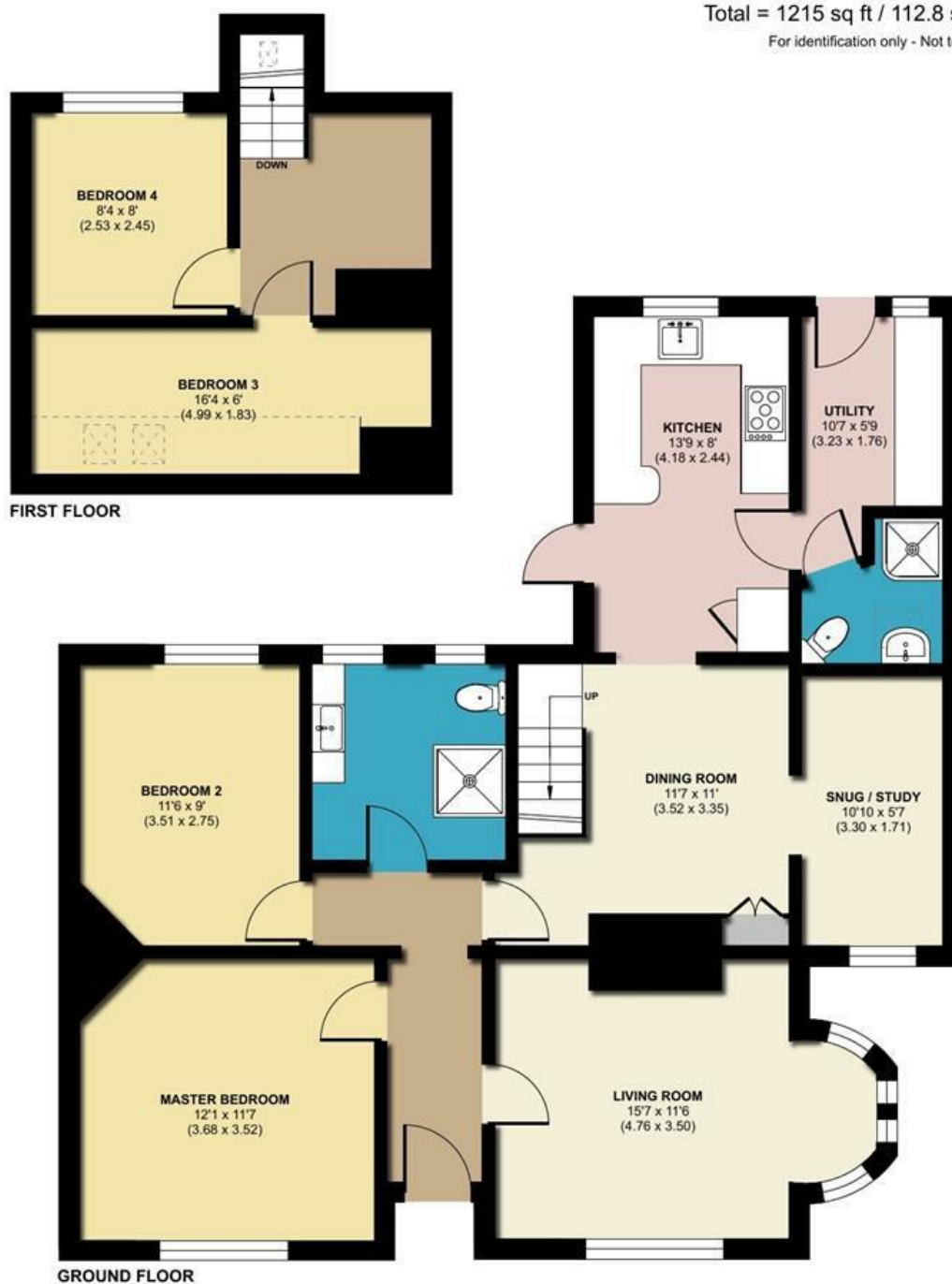
Wellington Road, Crowthorne

Approximate Area = 1183 sq ft / 109.9 sq m

Limited Use Area(s) = 32 sq ft / 2.9 sq m

Total = 1215 sq ft / 112.8 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). © nichcom 2025. Produced for Michael Hardy. REF: 1334556

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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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