



16, Grange Avenue,  
Crowthorne,  
Berkshire, RG45 6QG

**OIEO £675,000 Freehold**



Having undergone significant improvement by the current owner and offered to the market with no onward chain, a beautifully presented extended family home within a short walk of local amenities. The updated accommodation comprises an entrance hallway with courtesy door to the garage, a spacious living/dining room with wood burner, an inner hallway which lead to a modern cloakroom and the stunning refitted shaker style kitchen with solid wood worksurfaces and a separate matching utility. Upstairs you will find an impressive master suite with a beautiful refitted and fully tiled ensuite shower room, three further generous sized bedrooms and a lovely updated family bathroom.

- No onward chain
- Refitted kitchen c. 3 years old
- Generous sized garden
- Extended accommodation
- Refitted ensuite and family bathroom
- Garage and driveway parking

The property sits well back from the road with ample driveway parking leading to the integral garage, the remainder of the frontage is laid to lawn with a mature tree and shrub/hedge borders. Gated side access leads to the c.100' rear garden which offers a good degree of privacy and benefits from a spacious patio, with stepping stones leading to a further patio with an attractive wooden pergola. The remainder of the garden is mainly laid to lawn with a timber shed to the very rear.

This extended detached family home is located a short distance to the convenient 'Tesco Express' shopping parade and the highly regarded Oaklands Infant, Junior Schools and the renowned Edgbarrow Secondary School. It is also within reasonable walking distance of the village High Street with its variety of stores, eateries and general amenities.

If you are looking for a spacious 'turnkey ready' home then we strongly advise booking a viewing

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





## Grange Avenue, Crowthorne

Approximate Area = 1308 sq ft / 121.5 sq m (includes attached garage)

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 2025. Produced for Michael Hardy. REF: 1334692

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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.  
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