



40, Wiltshire Avenue
Crowthorne
Berkshire, RG45 6NQ

£550,000 Freehold



Located in one of Crowthorne's most prestigious roads and offered to the market with no onward chain, a rarely available two bedroom semi-detached bungalow. The accommodation comprises an entrance hallway, two double bedrooms, a modern shower room, fitted kitchen, spacious living room and a uPVC conservatory with doors to the garden.

- Desirable tree lined avenue
- Modern shower room
- Private garden
- No onward chain
- Conservatory
- Garage and driveway

The property sits well back from the road with a good frontage offering a driveway leading to the single garage with up and over door, light, power and courtesy door to the garden. The remainder of the frontage is laid to lawn. The private rear garden provides a spacious patio with a pathway leading to a timber shed in the rear corner. The remainder of the garden is laid to lawn with a further patio to the rear left hand corner.

This rarely available bungalow is located about half of a mile from the village High Street on Wiltshire Avenue, which is regarded as one of Crowthorne's most desirable roads. Wiltshire Avenue consists of a variety of individual properties on mature good size plots. Good local schools at all levels are all within reasonable distance (subject to catchment areas).

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

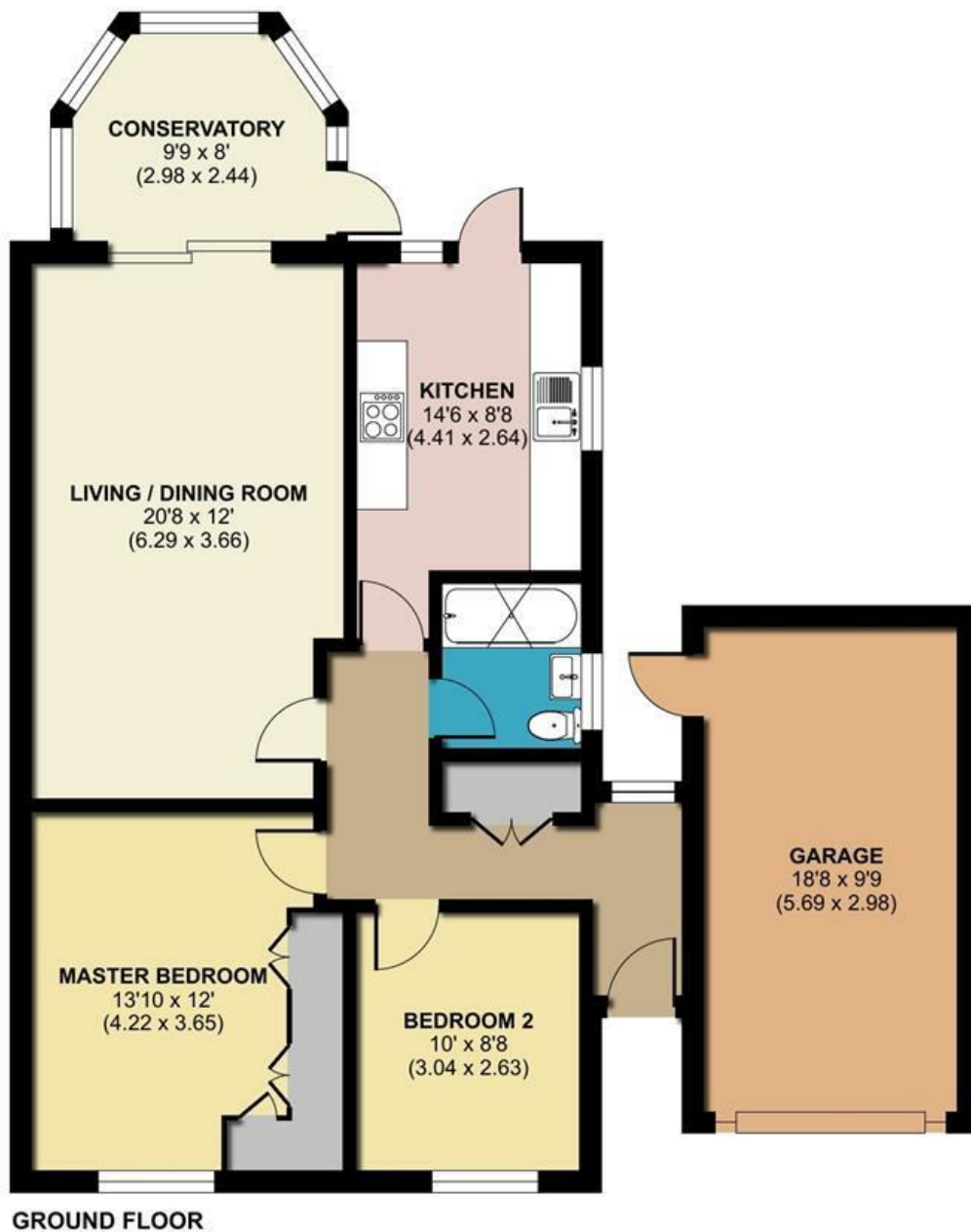




Wiltshire Avenue, Crowthorne

Approximate Area = 1030 sq ft / 95.6 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: 1311592

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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

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