



7 Iron Duke Close
Crowthorne
Berkshire, RG45 7AS

£525,000 Freehold



Located in a desirable cul-de-sac just off the village high street, a high specification town house which benefits from a private and secluded rear garden and two allocated parking spaces. The accommodation comprises an entrance hallway, modern cloakroom, a stylish two tone 'Zebra stripe' kitchen with integrated appliances and a 15' living/dining room. The first floor you will find a master bedroom with fitted wardrobes and access to the 'Jack and Jill' ensuite/family bath/shower room and bedroom four which is currently used as a study. The second floor comprises a further two spacious bedrooms and a lovely shower room. Viewings come highly recommended.

- Desirable town house in central village location
- Two bathrooms
- Private enclosed garden & two allocated parking spaces
- Modern stylish two tone kitchen
- Fitted wardrobes to all bedrooms
- Possibility of no onward chain

To the front is a small porch with a path the to the front door, the boundary is defined by ornate metal railings with hedging. There are two allocated spaces almost opposite the property. The secluded and enclosed rear garden comprises a patio with steps leading to the artificial low maintenance lawn. A gravel path to the side leads to the rear of the garden where you will find the garden shed and rear access. Beautiful flower and shrubs follow the borders.

Iron Duke Close is a small cul-de-sac built in 2013 by Aquinna Homes on the grounds of the old Iron Duke Pub. Located in the heart of the village High Street with its variety of stores, eateries and general amenities. Also nearby are many noteworthy landmarks and beauty spots which include the Heathlake with its pleasant woodland walks around the Heath Lake, the grounds of Wellington College and Wildmoor Heath Nature Reserve which is ideal for walkers and cyclists alike. The renowned Edgbarrow secondary school is also a short stroll away.

There is an annual estate charge of c.£355.08 payable to 'Wellington Heights'. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Council Tax Band: E
 Local Authority: Bracknell Forest Council
 Energy Performance Rating: B





Floorplan

Denotes restricted head height

Iron Duke Close, Crowthorne

Approximate Area = 1305 sq ft / 121.2 sq m

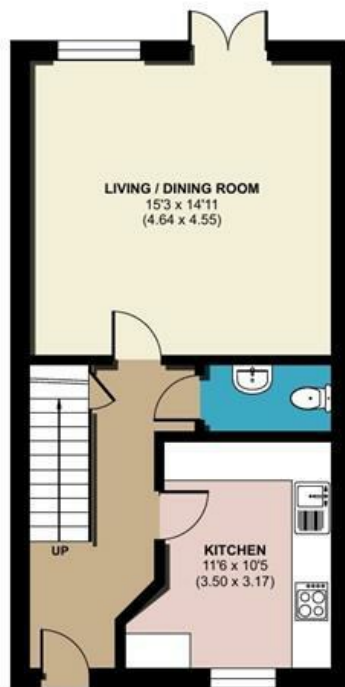
Limited Use Area(s) = 48 sq ft / 4.4 sq m

Total = 1353 sq ft / 125.6 sq m

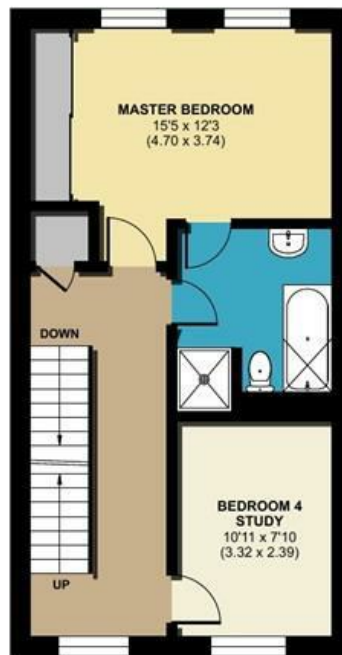
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

 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: 1459587

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk

www.michael-hardy.co.uk

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: 17045339 | Folio: C6054 | 1st June 2026