MICHAEL HARDY
SALES & LETTING



40, Chaucer Road,
Crowthorne,
Berkshire, RG45 7QN

£545,000 Freehold





Located on the desirable Wellington Chase development and ideally situated within a short walk of the outstanding Edgbarrow School and village high street is a three bedroom link detached home, offered to the market with no onward chain. The well presented property comprises an entrance hallway, cloakroom, fitted kitchen with breakfast bar, a separate dining room and living room. Two double bedrooms, a family bathroom and a spacious master bedroom with fitted wardrobes and ensuite complete the upstairs accommodation. The property further benefits from driveway parking, a single garage and a fully enclosed rear garden

- No onward chain
- Ensuite to master
- Short walk to Edgbarrow School
- Two reception rooms
- Garage and driveway parking
- Desirable location close to High Street shops

To the front you will find driveway parking leading to the single garage with light and power. The remainder of the frontage is laid to lawn with mature shrubbery. The fully enclosed rear garden offers a good degree of privacy, there is a patio with wooden pergola, lawn and an array of mature shrubs and flowers.

Chaucer Road is within the popular Wellington Chase development which is a mix of properties comprising apartments and a range of three, four and five bedroom houses. It is conveniently located within a short walk of the village High Street with its array of shops, restaurants and amenities. Edgbarrow School and the Wildmoor Heath Nature Reserve are also within walking distance.

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









Floorplan

Chaucer Road, Crowthorne

Approximate Area = 1077 sq ft / 100 sq m
Garage = 127 sq ft / 11.7 sq m
Total = 1204 sq ft / 111.7 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). ©nichecom 2026. Produced for Michael Hardy. REF: 1521086

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