MICHAEL HARDY
SALES & LETTING



45, Charity Way,
Crowthorne,
Berkshire, RG45 6GU

£740,000 Freehold





A superbly presented four bedroom detached family home in a stunning location and offering three reception rooms, kitchen/dining room with integrated appliances and a family bathroom plus en suite to the master bedroom. An internal viewing is truly the only way of fully appreciating this lovely home presented similar to a brand new property.

- Corner plot position and Internal viewing strongly recommended
- Three reception rooms
- Large single garage plus EV charging point and home office within the garden
- A four bedroom two bathroom family detached
- Superb kitchen/dining room with integrated appliances
- Stunning location overlooking open land

The property occupies a corner plot with a private rear garden enjoying a southerly aspect with brick wall surround, patio, lawn and also there is an air conditioned home office which has been built to the rear of the garage. The single garage is larger than average in size and accessed via a driveway with EV charging point to one side.

The property is in an excellent location, in a quiet cul-de-sac position overlooking open land to the front giving a non-estate feel. Also, close by are useful amenities to include shops, bus services and just a short drive away is the A329m leading to both the M3 and M4 motorways.

Please note there is an annual estate charge of c.£380.00 NB. This is information you should verify with your solicitor as part of the conveyancing process.

Council Tax Band: F
Local Authority: Wokingham Borough Council
Energy Performance Rating: B





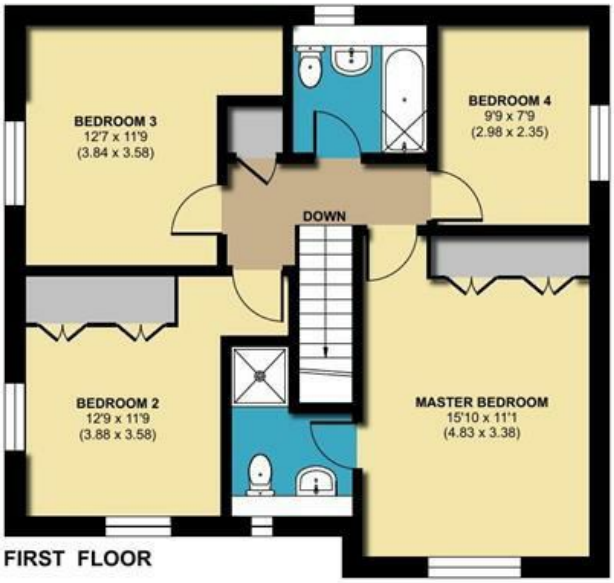




Floorplan

Charity Way, Crowthorne

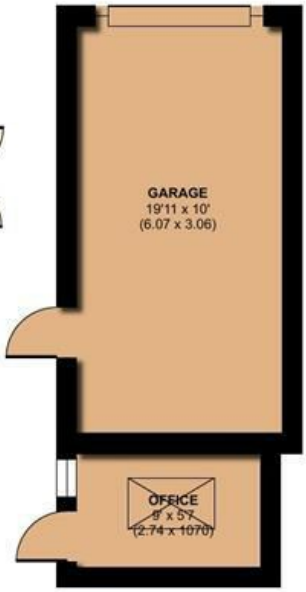
Approximate Area = 1422 sq ft / 132.1 sq m
Garage = 200 sq ft / 18.5 sq m
Outbuilding = 50 sq ft / 4.6 sq m
Total = 1672 sq ft / 155.2 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE / OUTBUILDING

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: 1516757

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