



25, Knowles Avenue
Crowthorne
Berkshire, RG45 6DU

£700,000 Freehold



Located in a desirable road within a short walk of the train station and local shops, an extended four bedroom family home which has been in the family ownership since 1979. The accommodation comprises an entrance hallway, cloakroom, a spacious living/dining room, study/family room, conservatory, and a 17' kitchen/breakfast room. Upstairs you will find four bedrooms which all benefit from fitted storage and a modern family bathroom. The property further benefits from a car port, garage, ample driveway parking and a good-sized rear garden.

- Extended four bedroom family home
- Kitchen/breakfast room
- Private garden
- 23' living room
- Car port, garage & driveway parking
- Close to local shops and train station

Knowles avenue is located among some of Crowthorne's most favoured roads benefiting from no through traffic. The property is within reasonable distance of Crowthorne railway station with its range of local shops nearby, Wellington College with its sporting facilities and the nearby National Trust Ridges'. Also within the Crowthorne area are the Heathlake Nature Reserve and the much larger Wildmoor Heath Nature Reserve with their pleasant woodland surroundings.

The property sits well back from the road with ample driveway parking, a carport and single garage. The remainder of the frontage is mainly laid to lawn. The secluded rear garden comprises a patio, mature shrub borders, lawned area and a green house.

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





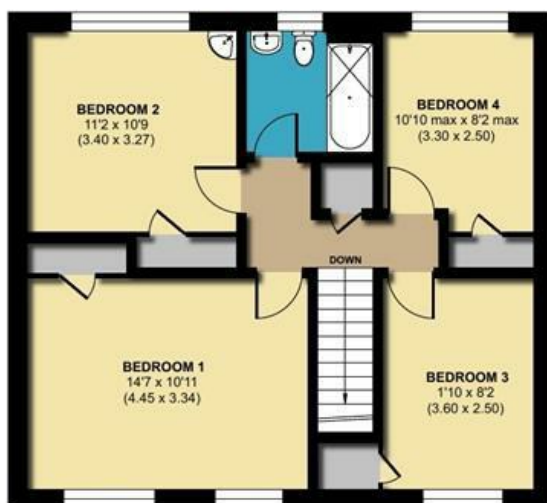
Knowles Avenue, Crowthorne

Approximate Area = 1589 sq ft / 147.6 sq m

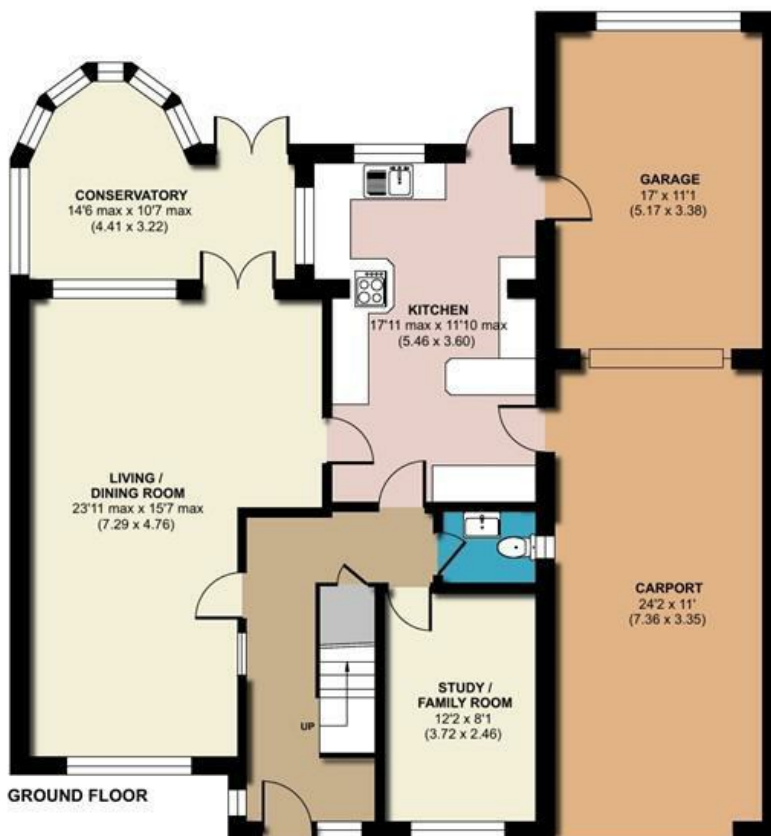
Garage = 188 sq ft / 17.4 sq m

Total = 1777 sq ft / 165 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND 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: 1434132

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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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