MICHAEL HARDY
SALES & LETTING

38, Wiltshire Avenue
Crowthorne
Berkshire, RG45 6NQ

OIEO £625,000 Freehold

A beautifully presented three bedroom bungalow situated in one of Crowthorne's premier roads and ideally located within a short walk of the village centre. The desirable accommodation comprises an entrance hallway with storage cupboard, a spacious 21ft living room with doors opening to the garden, three well-proportioned bedrooms, a separate W.C, a family bathroom and a beautiful refitted kitchen which has been designed to a high specification.

- Rarely available bungalow in prime location
- Replacement double glazing & new roof
- East facing rear garden
- Stunning refitted contemporary kitchen
- Three bedrooms
- Ample driveway parking and garage

Outside, the front garden is about 60' in length and is mainly laid to lawn with driveway parking for three to four vehicles and a single garage (please note the adjoining garage to the right belongs to the neighbouring property). The rear garden comprises a patio area with the remainder lawn, established borders and evergreen hedgerow to most of the boundaries.

This rarely available, detached, three bedroom bungalow is located about half of a mile to the village High Street on Wiltshire Avenue, which is regarded as one of Crowthorne's most desirable roads, an avenue made up 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).

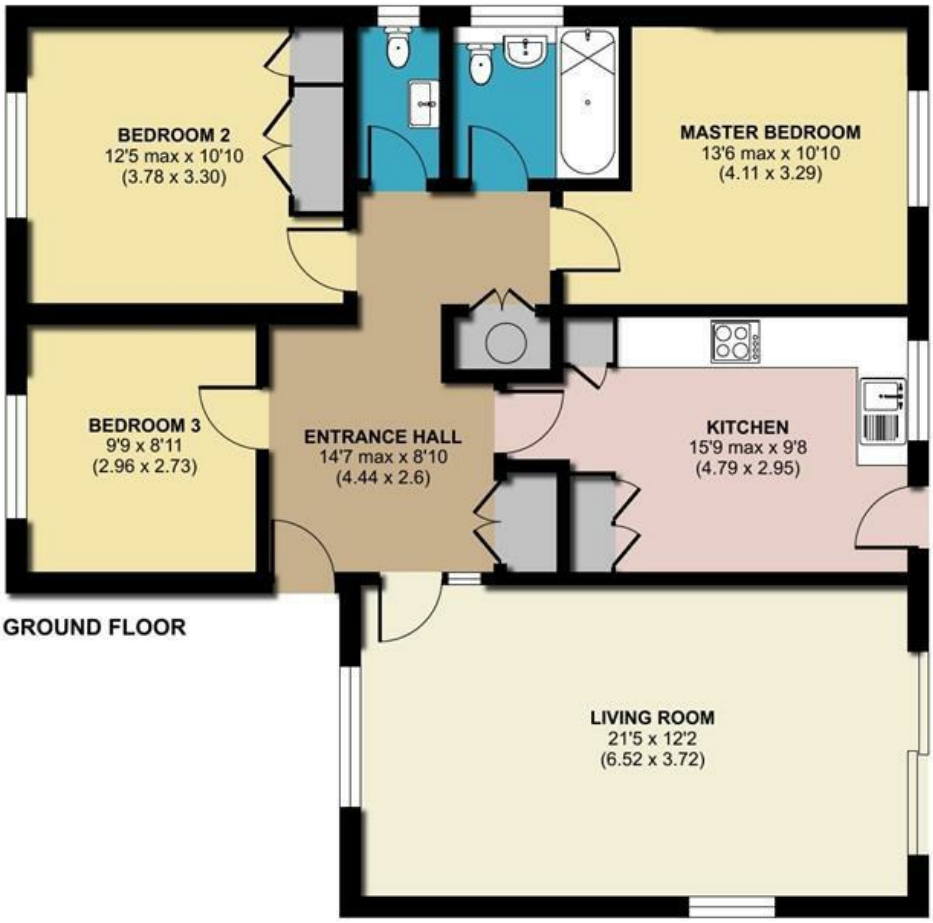
Highly recommended for viewing!

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

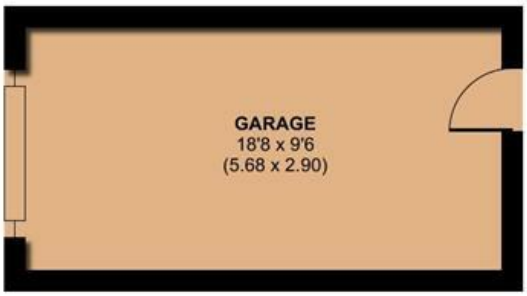
Floorplan

Wiltshire Avenue, Crowthorne

Approximate Area = 1007 sq ft / 93.5 sq m
Garage = 177 sq ft / 16.4 sq m
Total = 1184 sq ft / 110 sq m
For identification only - Not to scale



GROUND FLOOR



GARAGE

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: 1278034

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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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