



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

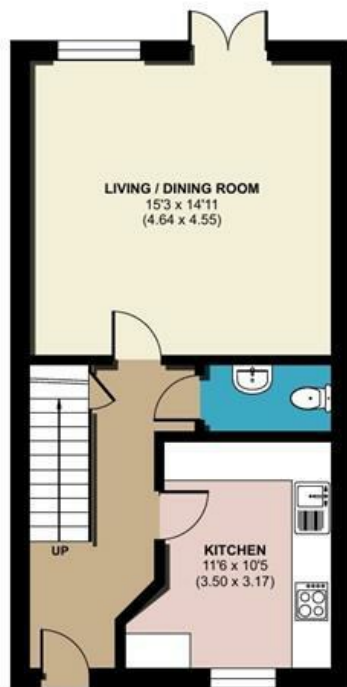
Limited Use Area(s) = 48 sq ft / 4.4 sq m

Total = 1353 sq ft / 125.6 sq m

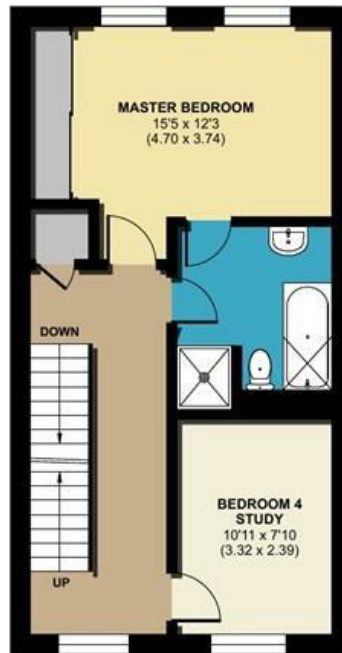
For identification only - Not to scale



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

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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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