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.

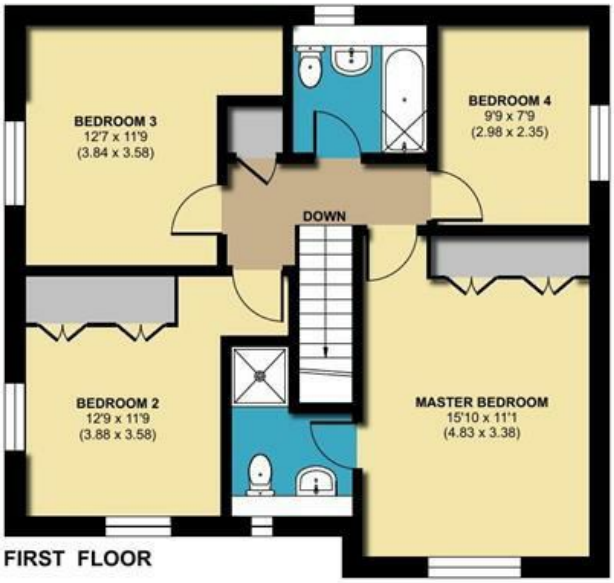
Please note there is an annual estate charge of c.£380.00 NB. This is information you should verify with your solicitor as part of the conveyancing process.

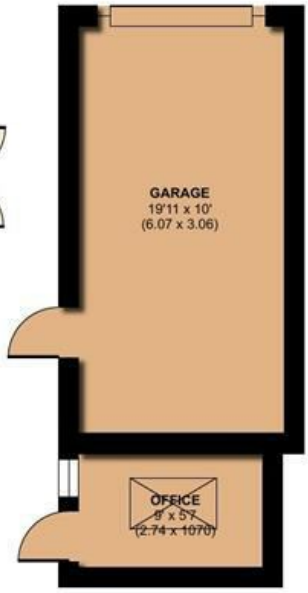
Council Tax Band: F
Local Authority: Wokingham Borough Council
Energy Performance Rating: B

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





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

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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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