



**6 The Paddock  
Crowthorne  
Berkshire, RG45 6HS**

**£575,000 Freehold**



Located in the favorable area of Edgcumbe Park and offered to the market with no onward chain, an extended three bedroom family home with a good-sized rear garden. The accommodation comprises an entrance hallway, cloakroom, a spacious living room which is semi open plan to the dining room with a door then leading to the separate kitchen. Upstairs, the extended accommodation now provides a larger than normal master bedroom which benefits from an en suite wet room, there are two further double bedrooms and a family bathroom. The property further benefits from driveway parking and a single garage with light and power.

- Extended accommodation
- Open plan lounge/dining room
- Driveway parking and garage
- Three double bedrooms with ensuite to master
- Generous rear garden
- Vacant possession

The property sits well back from the road providing ample driveway parking which leads to the single garage with light, power and access to the store area. The rear garden is fully enclosed and of a secluded nature with a patio, fish pond and mature shrub borders and beds.

The Paddock is a desirable road located on Edgcumbe park estate which is a popular award winning development of apartments, bungalows, chalets and houses constructed by Renway homes in the late 1950's and 60's. The estate is equidistant to Crowthorne village and the railway station and abuts East Berkshire golf course to the north west.

Council Tax Band: E (Subject to change)  
 Local Authority: Wokingham Borough Council  
 Energy Performance Rating: D





## The Paddock, Crowthorne

Approximate Area = 1162 sq ft / 107.9 sq m

Garage = 203 sq ft / 18.8 sq m

Total = 1365 sq ft / 126.7 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: 1414694

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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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