MICHAEL HARDY
SALES & LETTING

5, Elgar Avenue,
Crowthorne,
Berkshire, RG45 6QP

£440,000 Freehold

A well presented three bedroom detached property situated in a pleasant residential location. The accommodation offers a spacious lounge/dining room, a fitted kitchen and a conservatory overlooking the rear garden. To the first floor are three bedrooms and a family bathroom. The property also benefits from a detached garage, providing additional storage or parking space.

- No onward chain sale
- Three bedrooms
- Garage plus parking and private rear garden
- Semi detached property in a popular location.
- Lounge/dining room with door to Conservatory
- Quiet residential road close to local shops and bus services

The house stands well back from the road with additional parking to the front and to the rear is a garage plus a particularly private garden.

The property is located within a quiet location, very close to local shops, bus services and Crowthorne railway station is around 1.5 miles away. The property is also convenient for the A329M giving easy access to both the M3 and M4 motorways.

Council Tax Band: D
Local Authority: Wokingham Borough Council
Energy Performance Rating: TBC

Pet Food
Storage Container

Floorplan

Elgar Avenue, Crowthorne

Approximate Area = 941 sq ft / 87.4 sq m
Garage = 181 sq ft / 16.8 sq m
Total = 1122 sq ft / 104.2 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: 1539008

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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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