



2, Charity Way  
Crowthorne  
Berkshire, RG45 6GU

**OIEO £500,000 Freehold**





Located in the desirable development of Oakham Park, an immaculately presented three bedroom town house with accommodation set over three floors. The delightful and well-kept accommodation comprises an entrance hallway, cloakroom, a stunning kitchen with integrated appliances and quartz work surfaces, and a spacious living/dining room with patio doors to the garden. To the first floor you will find two double bedrooms and a modern partially tiled family bathroom. The top floor comprises a spacious master bedroom with fitted wardrobes and a delightful modern ensuite shower room.

- Situated in desirable Oakham Park development
- Three storey living
- Landscaped garden
- Immaculate order
- Spacious master bedroom and ensuite
- Allocated parking

To the front is a block paved drive providing parking for one vehicle, the lawn area wraps around the side of the property where a further parking space can be found. The secluded landscaped rear garden offers a good degree of privacy and benefits from a large patio with feature wooden inserts. To the rear of the garden is a small nature pond, a raised planter and a timber-built garden shed.

Oakham Park is one of the latest developments to be built in Crowthorne. Built by Bewley Homes, the development comprises a mix of apartments and houses. Oakham Park is ideally situated for the local Bucklers Park Nature Reserve which provides an ideal space for walking and cycling. Local amenities are also within easy reach which includes Hatch Ride School and Edgbarrow School Secondary School.

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

There is an annual estate charge of c.£395.32 which covers the upkeep and maintenance of communal areas and facilities. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.







## Charity Way, Crowthorne

Approximate Area = 1027 sq ft / 95.4 sq m

Limited Use Area(s) = 77 sq ft / 7.1 sq m

Total = 1104 sq ft / 102.5 sq m

For identification only - Not to scale

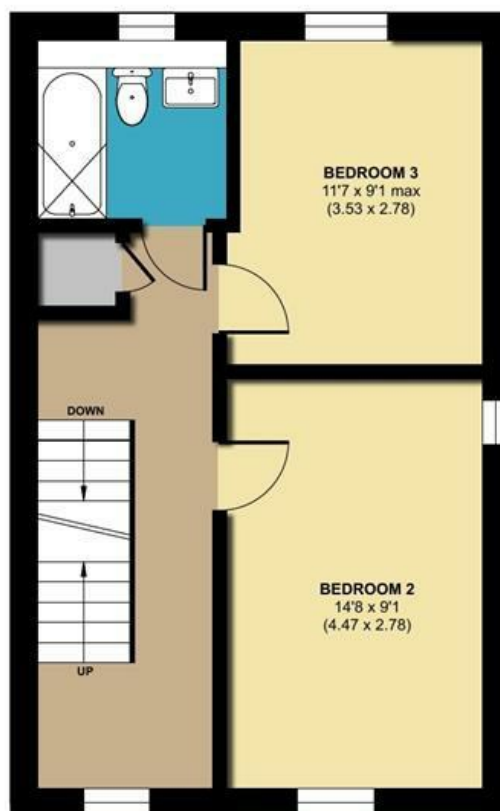
Denotes restricted  
head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Michael Hardy. REF: 1380310

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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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