



22, Dukes Wood
Crowthorne
Berkshire, RG45 6NF

OIEO £800,000 Freehold



Offered to the market with no onward chain and located in a desirable area off one of Crowthorne's most prestigious roads, a desirable five bedroom detached family home offering just over 1,800 sq. ft of accommodation including the double garage. The accommodation comprises an entrance hallway, cloakroom, a dual aspect living room, solid wood kitchen with breakfast room, separate utility, and a separate dining/family room. Upstairs you will find a master bedroom with fitted wardrobes and a four-piece ensuite bathroom, four further bedrooms and a family shower room.

- Desirable location
- Solid wood kitchen and breakfast room
- Double garage
- Five Bedrooms
- Ensuite and family bathroom
- No onward chain

Outside, the property benefits from driveway parking leading to the double garage with light, power and twin up and over doors. The remainder of the frontage is mainly laid to lawn. The east facing rear garden is enclosed with a spacious patio, the remainder is laid to lawn with mature shrubbery following the border.

Dukes Wood is a sought after location just off Wiltshire Avenue and about 400 metres to the village High Street with its variety of shops, amenities and eateries. Good local schools are within easy access, subject to catchment areas. Local woodland walks are also easily accessible.

Please note there is a Japanese Knotweed management plan in place, with a guarantee period valid until 6/12/2036. The knotweed was completely excavated at the time of treatment and on the 29/8/2025, a routine inspection was conducted and there was no evidence of any Japanese Knotweed.

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





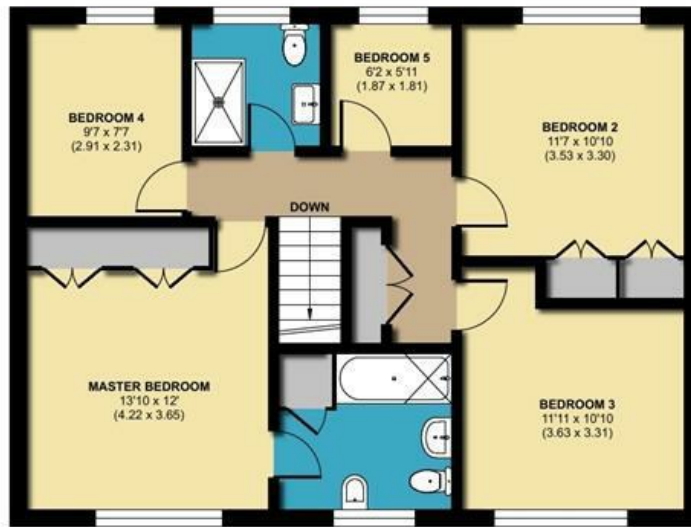
Dukes Wood, Crowthorne

Approximate Area = 1556 sq ft / 144.5 sq m

Garage = 293 sq ft / 27.2 sq m

Total = 1849 sq ft / 171.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1343706

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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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