



5, The Chase  
Crowthorne  
Berkshire, RG45 6HT

**OIEO £500,000 Freehold**





Offered to the market with no onward chain, a well presented three bedroom link detached home offering versatile accommodation, located in the ever popular area of Edgcumbe Park. The accommodation comprises an entrance hallway, cloakroom, kitchen, and a spacious open plan living/dining room. Upstairs you will find three well proportioned bedrooms which all benefit from fitted wardrobes/closets and a modern shower room. The property benefits from double glazed windows and the gas warm air heating system has been upgraded to gas radiator heating system.

- Vacant possession
- Clean and tidy order
- Garage and driveway parking
- Desirable location
- Fitted wardrobes/closets to all bedrooms
- Replacement gas radiator heating

Outside, the property benefits from a block paved driveway leading to the carport and single garage which benefits from light and power. The remainder of the frontage is mainly laid to lawn with mature shrubbery. The rear enclosed garden benefits from a patio with the remainder laid to lawn and mature shrub borders.

The Chase is located on Edgcumbe park which is a popular award winning development of apartments, chalets and houses constructed by Renway homes in the late 1950', 1960's and 1970's. The estate is equidistant to Crowthorne village and the railway station and abuts East Berkshire golf course to the north west. The property is ideally located within a short walk of the desirable Edgbarrow Secondary School and an infant/junior school. Transportation links are also great with the A329(M), M3 and M4 motorways all within easy reach, likewise, Heathrow and Gatwick are both easily accessible.

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









## The Chase, Crowthorne

Approximate Area = 1086 sq ft / 100.8 sq m

Garage = 162 sq ft / 15 sq m

Total = 1248 sq ft / 115.9 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: 1287254

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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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