



Wyvern, Pinewood Avenue  
Crowthorne  
Berkshire, RG45 6RS

**Asking Price £783,500 Freehold**



Presented in excellent order throughout and having undergone significant improvement by the current owner, a spacious detached home located within a small cul-de-sac at the end of Pinewood Avenue. The desirable accommodation comprises a entrance hallway which leads to the inner hall and double garage, study, a sizeable 17' x 14' living room with log-effect gas fire stove and double doors to the garden. There is a beautiful 'shaker' style kitchen with solid wooden worktops, breakfast bar and a utility room, dining room. Upstairs you will find a master bedroom with fitted wardrobe and a stylish refitted ensuite, there are three further well-proportioned bedrooms and a modern family bathroom.

- Stunning order throughout
- Stylish refitted ensuite shower room
- Desirable cul-de-sac setting
- Beautiful kitchen
- Sizeable accommodation of c 1,870 sq. ft.
- Potential to vacate – ask agent for details

The double drive which provides parking for up to four vehicles leads to the double width garage with light, power and internal access to the property. The south west facing rear garden is fully enclosed by panel fencing with a patio and the remainder mainly laid to lawn.

This desirable detached family home is located just under half a mile from Crowthorne village being well placed for schools at all education levels. Pinewood Avenue has an attractive mix of properties including semi and detached homes, some of which date back as far as the turn of the last century. Local beauty spots include the Heathlake Nature Reserve, Devil's Highway walkway, Swinley Forest cycle trails, Wildmoor Heath Nature Reserve and Bucklers Park Nature Reserve.

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







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Approximate Area = 1870 sq ft / 173.7 sq m (includes attached garage)

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: 1229916

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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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Ref: 17563952 | Folio: C5864 | 9th January 2025