



2, Shaw Park  
Crowthorne  
Berkshire, RG45 7QL

**£655,000 Freehold**



Located on the desirable Wellington Chase development, a four bedroom family home which is ideally situated with a short walk of the village centre. The accommodation comprises an entrance hallway, a modern cloakroom, a lovely refitted kitchen with grey gloss units and a separate utility room, a living room and separate dining room. Upstairs you will find a master bedroom with fitted wardrobes and a stylish ensuite shower room, there are three further bedrooms and a family bathroom.

- Desirable location, short walk to Edgbarrow School
- Modern refitted kitchen
- Updated ensuite shower room
- Two reception rooms
- Four bedrooms
- Garage & driveway parking

Outside, the property has tandem driveway parking for two vehicles leading to the single garage with light, power and an external power point, The remainder of the frontage is laid to lawn with a outside storage cupboard. The east facing rear garden is fully enclosed with the majority of the garden laid to lawn and a patio area.

Shaw Park is within the popular Wellington Chase development which is a mix of properties comprising apartments and a range of three, four and five bedroom houses. It is conveniently located with a short walk, of approximately 600 metres, to the village High Street with its array of shops, restaurants and amenities. Edgbarrow School and the Wildmoor Heath Nature Reserve are also within a short stroll too.

Council Tax Band: F  
 Local Authority: Bracknell Forest Council  
 Energy Performance Rating: New one from Niche coming!

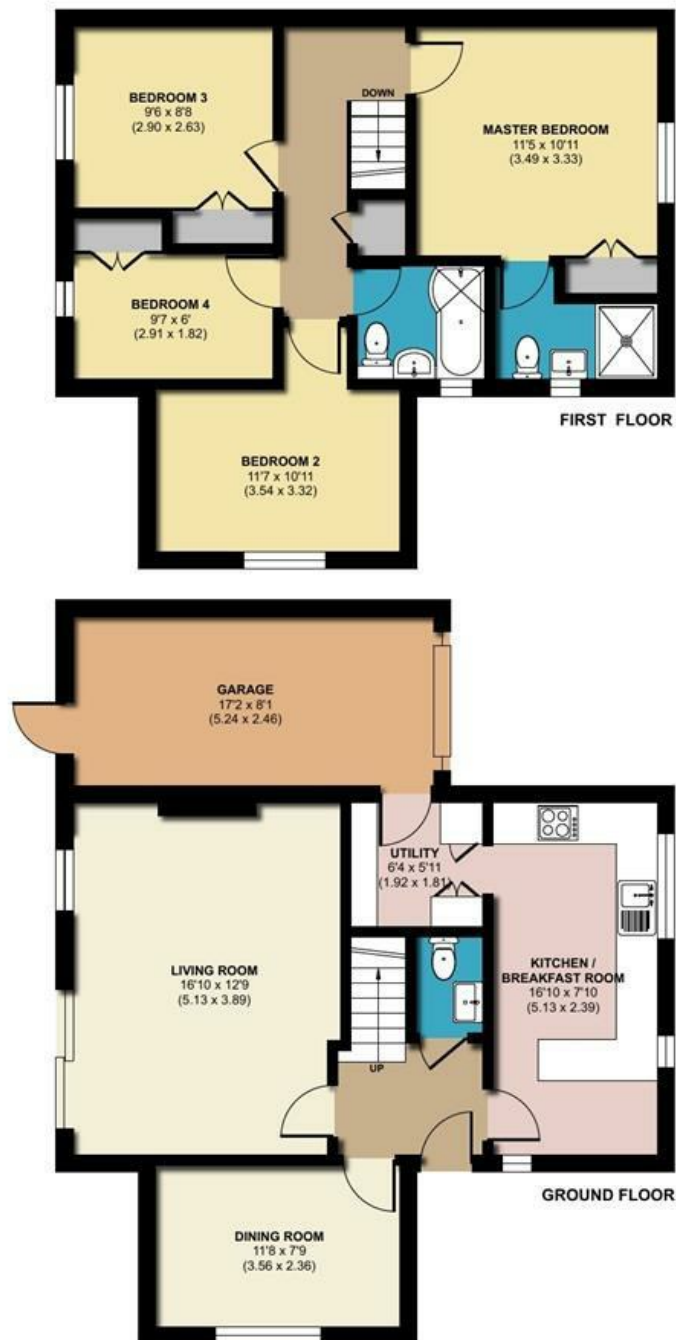




## Shaw Park, Crowthorne

Approximate Area = 1132 sq ft / 105.1 sq m (includes attached garage)

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 2025. Produced for Michael Hardy. REF: 1356522

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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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