



45, Charity Way,
Crowthorne,
Berkshire, RG45 6GU

£740,000 Freehold



A superbly presented four bedroom detached family home in a stunning location and offering three reception rooms, kitchen/breakfast room with integrated appliances and the family bathroom plus en suite to the master bedroom. An internal viewing is truly the only way of fully appreciating this lovely home presented similar to a brand new property.

- Corner plot position and Internal viewing strongly recommended
- Three reception rooms
- Large single garage plus home office to the rear
- A four bedroom two bathroom family detached
- Superb kitchen/breakfast room with integrated appliances
- Stunning location overlooking open land

The garden is a pleasant feature of the house given the corner plot having brick wall surround, patio, lawn and also there is an air conditioned home office which has been built to the rear of the garage.

The property is in an excellent location, in a quiet cul-de-sac position overlooking open land to the front giving a non-estate feel. Also, close by are useful amenities to include shops, bus services and just a short drive away is the A329m leading to both the M3 and M4 motorways.

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





Charity Way, Crowthorne

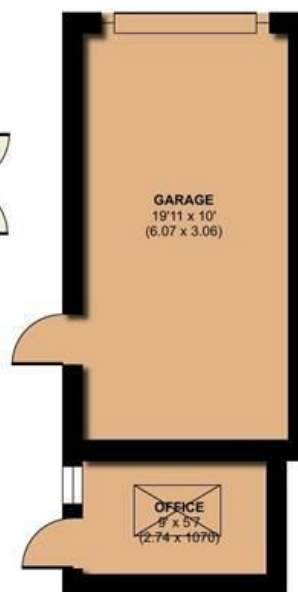
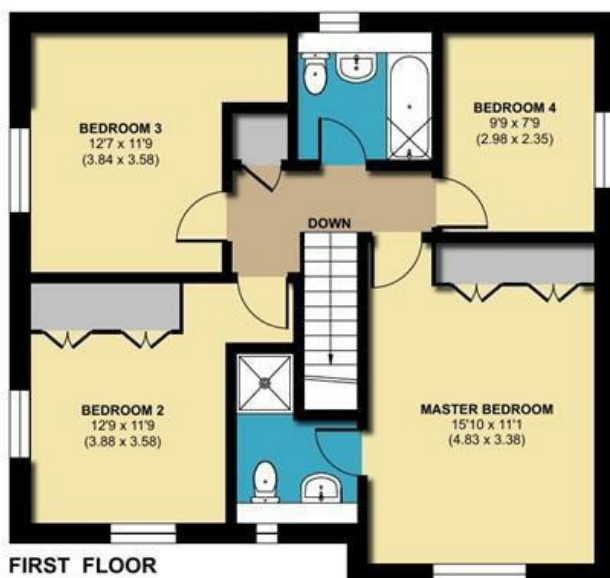
Approximate Area = 1422 sq ft / 132.1 sq m

Garage = 200 sq ft / 18.5 sq m

Outbuilding = 50 sq ft / 4.6 sq m

Total = 1672 sq ft / 155.2 sq m

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 2026. Produced for Michael Hardy. REF: 1516757

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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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