33 Dukes Wood, Crowthorne, Berkshire, RG45 6NF

£650,000
Freehold
Ideally situated close to Crowthorne High Street, and located off one of the village’s most premier roads, an extended detached family home which was altered by the builder from new to change the accommodation layout from four bedrooms to three at the request of the original owner. The property is presented in immaculate order and the single storey rear extension significantly enhances the accommodation on offer. To the ground floor, there is a spacious lounge, study, a modern cloakroom, separate dining room and a good sized kitchen breakfast room with separate utility. Upstairs there are three double bedrooms with the master benefitting from a modern ensuite shower room, and a refitted family bathroom. Further features include an extra width garage with driveway parking and a delightful west facing rear garden.

**Situation**
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.

**Outside**
To the front there is driveway parking leading to the extra width garage with the remainder laid to lawn. The rear west facing garden is well tended and fully enclosed with a patio and the remainder laid to lawn with a pleasant summerhouse.

**Energy Performance Rating**
D

- Gas radiator heating and uPVC windows
- Desirable location close to the High Street
- Sympathetically extended accommodation

**Council Tax Band**
F

**Local Authority**
Wokingham Borough Council

**Directions**
From our Crowthorne office turn right onto Dukes Ride and after about 400 metres turn right into Wiltshire Avenue. Take the first right into Dukes Wood and as the road bends sharply to the left bear right onto a continuation of Dukes Wood. The property will be found shortly on your left hand side.
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, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.