



46, Knowles Avenue,
Crowthorne,
Berkshire, RG45 6DU

£895,000 Freehold



Offered to the market with no onward chain and occupying a plot approaching 1/3 acre, an attractive and extended detached family home ideally located within a short walk of Crowthorne train station and local amenities, and benefitting from a double garage with driveway parking. The property has been owned by the family since new and the well-kept accommodation comprises a spacious entrance hallway, cloakroom, kitchen with separate utility room, a dual aspect living room, study, a spacious separate dining room and a brick and wooden built conservatory. Upstairs you will find a sizeable master bedroom with dressing area and ensuite shower room, three further well-proportioned bedrooms and a family bathroom. Whilst already offering c.2,227 sq. ft of accommodation (including the garage), the plot allows for further extension (STPP) and viewings come highly recommended.

- Sizeable plot approaching 1/3 acre
- Dressing room & ensuite to master bedroom
- Desirable location
- Extended accommodation
- Double garage and driveway parking
- No onward chain

The property occupies a generous plot approaching 1/3 acre which is considerably larger than other homes in this road. The frontage is mainly laid to lawn with a sizeable block paved driveway leading to the double garage with light and power. A winding pathway leads to the rear access. The extensive rear garden offers a high degree of privacy with a vast lawn area, patio, an array of mature shrubs and a timber built playhouse.

Knowles Avenue is located among some of Crowthorne's most favoured roads, benefiting from no through traffic. The property is within reasonable distance of Crowthorne railway station with its range of local shops nearby, which include 'U' Bakery and 'The Hive' café and craft ale bar. The area is exceptionally well-served by highly regarded education and leisure facilities, with the outstanding Edgbarrow School and Wellington College with its excellent sporting facilities both within easy reach. For outdoor enthusiasts, the nearby National Trust Ridges, Heathlake Nature Reserve, and the much larger Wildmoor Heath Nature Reserve offer pleasant woodland surroundings close by.

Council Tax Band: G
Local Authority: Wokingham Borough Council
Energy Performance Rating: C





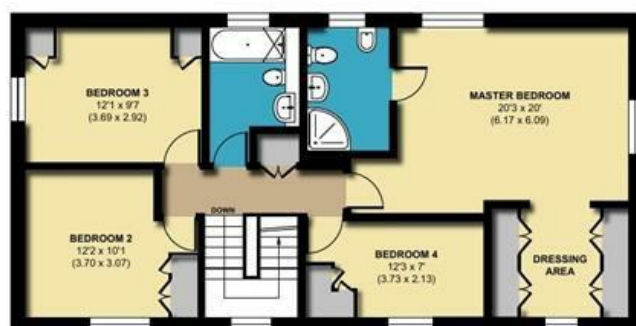
Knowles Avenue, Crowthorne

Approximate Area = 1966 sq ft / 182.6 sq m

Garage = 261 sq ft / 24.2 sq m

Total = 2227 sq ft / 206.8 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 2026. Produced for Michael Hardy. REF: 1528393

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

Michael Hardy
MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk

www.michael-hardy.co.uk

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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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