



## Masefield Gardens, Crowthorne

- Over 1000 SqFt!
- Ensuite
- 0.5 Miles From Crowthorne Highstreet
- Private Non Overlooked Garden
- Good Size Living Room
- Garage
- Two Double Bedrooms
- Modern Throughout
- WC
- Seperate Kitchen

**Offers In Excess Of £400,000**



**Tenure: Freehold**

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# Masefield Gardens, Crowthorne

## DESCRIPTION

Stunning & Exceptionally Spacious Modern Home – Over 1,000 sq. ft.

This rarely available and exceptionally large two double bedroom, two bathroom home offers over 1,000 sq. ft. of beautifully presented living space. Modern throughout and finished to a high standard, this property perfectly combines style, space, and convenience.

The ground floor features a generous living and dining area with an abundance of natural light, a sleek contemporary kitchen, and a convenient downstairs WC. Upstairs, you'll find two impressive double bedrooms – including a luxurious principal bedroom with ensuite – alongside a stylish family bathroom, providing ideal accommodation for families, sharers, or professionals seeking space and comfort.

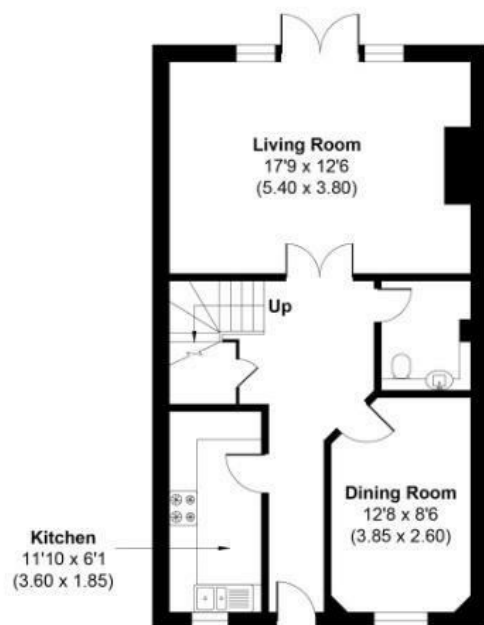
To the rear, a beautifully maintained, non-overlooked garden offers a peaceful and private outdoor retreat – perfect for entertaining or relaxing.

Superbly located, the property is just around the corner from Edgeborough School and less than 0.5 miles from Crowthorne High Street, placing shops, cafés, and local amenities within easy reach.

This is a truly special home that must be seen to be appreciated.



**MASEFIELD GARDENS**  
APPROX. GROSS INTERNAL FLOOR AREA 1020 SQ FT / 94.73 SQ METERS



**GROUND FLOOR**  
APPROX. FLOOR  
AREA 574 SQ.FT.  
(53.29 SQ.M.)



**FIRST FLOOR**  
APPROX. FLOOR  
AREA 446 SQ.FT.  
(41.44 SQ.M.)

Council Tax:

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |         |                         |
|---------------------------------------------|---------|------------------------------------------------|-----------------------------------------------------------------|---------|-------------------------|
|                                             | Current | Potential                                      |                                                                 | Current | Potential               |
| Very energy efficient - lower running costs |         |                                                | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>                          |         |                                                | (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                            |         |                                                | (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                            |         |                                                | (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                            |         |                                                | (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                            |         |                                                | (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                            |         |                                                | (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                             |         |                                                | (1-20) <b>G</b>                                                 |         |                         |
| Not energy efficient - higher running costs |         |                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC                        | England & Wales                                                 |         | EU Directive 2002/91/EC |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

## Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

43c Peach Street, Wokingham, RG40 1XJ

Tel: 0118 979 5618 Email:

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