



DUCHESS CLOSE, BERKSHIRE, RG45 6LR  
£2,950 PER MONTH UNFURNISHED

**FIVE BEDROOM DETACHED HOUSE IN A  
POPULAR AREA OF CROWTHORNE.  
AVAILABLE 14TH JULY.**

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## DESCRIPTION:

Five bedroom detached house located within a private gated development and is situated close to award winning Hatch Ride Primary School and within the catchment of Edgbarrow Secondary School. The property comprises two reception rooms, modern kitchen, utility room, conservatory and cloakroom on the ground floor. Four double bedrooms, a further single bedroom which could be utilised as a study, two en suite shower rooms and a three piece bathroom occupy the first floor. Additional benefits include private rear garden, driveway parking for two cars and a garage. Available 14th July 2025. Unfurnished.

## AT A GLANCE

- Five bedroom detached house
- Modern kitchen
- Three bathrooms
- Driveway & garage
- Council tax band G
- Available 14th July
- Unfurnished





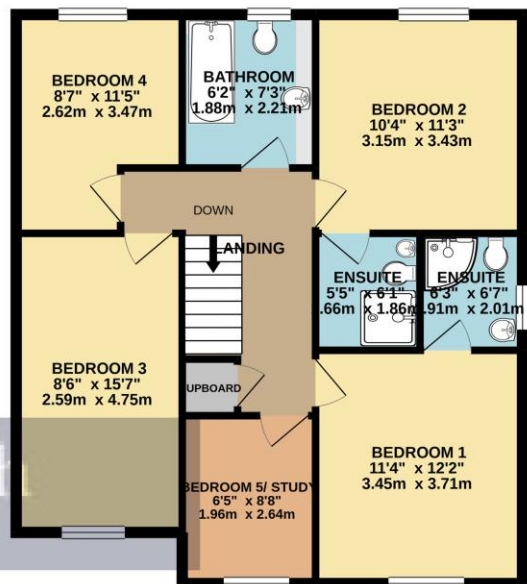




GROUND FLOOR  
918 sq.ft. (85.3 sq.m.) approx.



1ST FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 1679 sq.ft. (156.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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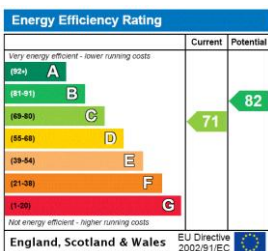
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Deposit: £3,403.85**

**Holding Deposit: £680.76**

**Council Tax Band: G**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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