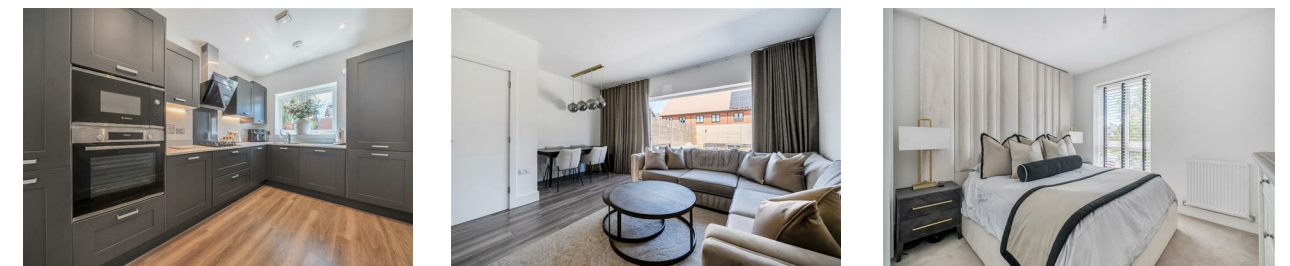
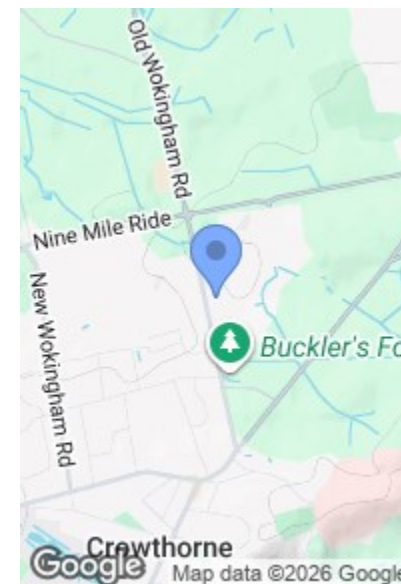
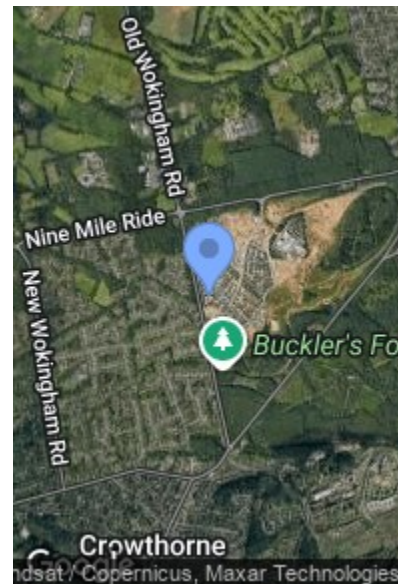


ROAD MAP

HYBRID MAP

TERRAIN MAP



PADDOCK WAY, CROWTHORNE RG45  
OFFERS IN EXCESS OF £425,000

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| Energy Efficiency Rating                    |        | Current                 | Potential |
|---|--------|-------------------------|-----------|
| Very energy efficient - lower running costs |        |                         |           |
| A   | 92-100 | 100                     | 100       |
| B   | 81-91  |                         |           |
| C   | 69-80  |                         |           |
| D   | 55-68  |                         |           |
| E   | 39-54  |                         |           |
| F   | 21-38  |                         |           |
| G   | 1-20   |                         |           |
| Not energy efficient - higher running costs |        |                         |           |
| England & Wales                             |        | EU Directive 2002/91/EC |           |

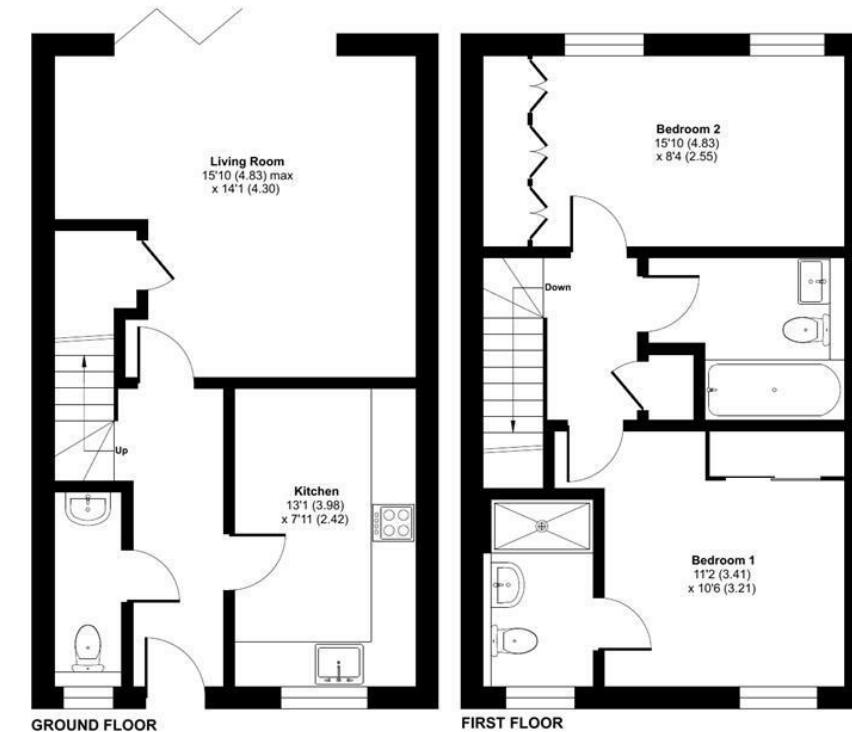




## FLOORPLAN

### Paddock Way, Crowthorne, RG45

Approximate Area = 876 sq ft / 81.3 sq m  
For identification only - Not to scale



### MAIN FEATURES

- No Onward Chain
- Stunning Semi Detached Home
- Two Double Bedrooms
- Beautiful Landscaped Garden
- Solar Panels
- Buckler's Park Development
- Extremely Well Presented
- En Suite To Bedroom One
- Two Allocated Parking Spaces
- Close To Local Amenities & Woodland Walks

### FULL DETAILS

#### Entrance Hall

Enter via front door and stairs leading to the first floor. Amtico flooring.

#### WC

Wash hand basin with storage below, low level WC, heated towel rail and amtico flooring.

#### Kitchen

Range of base and eye level units, granite work surfaces, sink, gas hob, extractor hood, oven, microwave, fridge/freezer, dishwasher and washing machine. Amtico flooring.

#### Living Room

Amtico flooring, understairs storage cupboard and bi-folding door leading to the landscaped garden.

#### First Floor Landing

Cupboard and carpet flooring.

#### Bedroom One

Front aspect, wardrobe with sliding doors and carpet flooring. Door leading to the en suite.

#### En Suite

Large shower cubicle, low level WC, wash hand

basin with storage below, vanity mirror, heated towel rail, tiled flooring and tiled walls.

#### Bedroom Two

Rear aspect, panelling to walls, wardrobes and carpet flooring.

#### Bathroom

Bath with shower, low level WC, wash hand basin with storage below, vanity mirror, heated towel rail, tiled walls and tiled flooring.

#### To The Front

Two allocated parking spaces.

#### To The Rear

Landscaped garden comprising; mainly laid to porcelain tiles with area laid to artificial lawn and feature borders, enclosed by contemporary fence panels. Gate leading to the front of the property.

#### Council Tax

Band D.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. KNIGHTS PROPERTY SERVICES. REF: 1479760

### PADDOCK WAY, CROWTHORNE RG45

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** Situated in the heart of the highly sought-after Buckler's Park development, this exceptional home enjoys an enviable position just moments from local coffee shops, the community hub and beautiful woodland walks through Swinley Forest. Nestled within a quiet cul-de-sac, the property benefits from a larger-than-average rear garden, two allocated parking spaces and a high-specification finish throughout. The beautifully presented home is being sold with no onward chain. The ground floor has a spacious entrance hall leading through to the well-equipped kitchen, convenient WC and living room with a bi-folding door opening directly onto the beautiful rear garden to create a seamless connection between indoor and outdoor living. The first floor has a modern bathroom and two double bedrooms with floor-to-ceiling fitted wardrobes. The principal bedroom further enjoys an en suite shower room. The stunning garden is a real focal highlight of this home, offering more space than many comparable homes within the development. Laid to artificial lawn and porcelain tiles, it creates the ideal setting for relaxing and entertaining. A viewing is highly recommended to really appreciate everything that this property has to offer.