



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

4, Birchside, Crowthorne, Berkshire, RG45 6HP

£725,000
Freehold

Birchside, Crowthorne

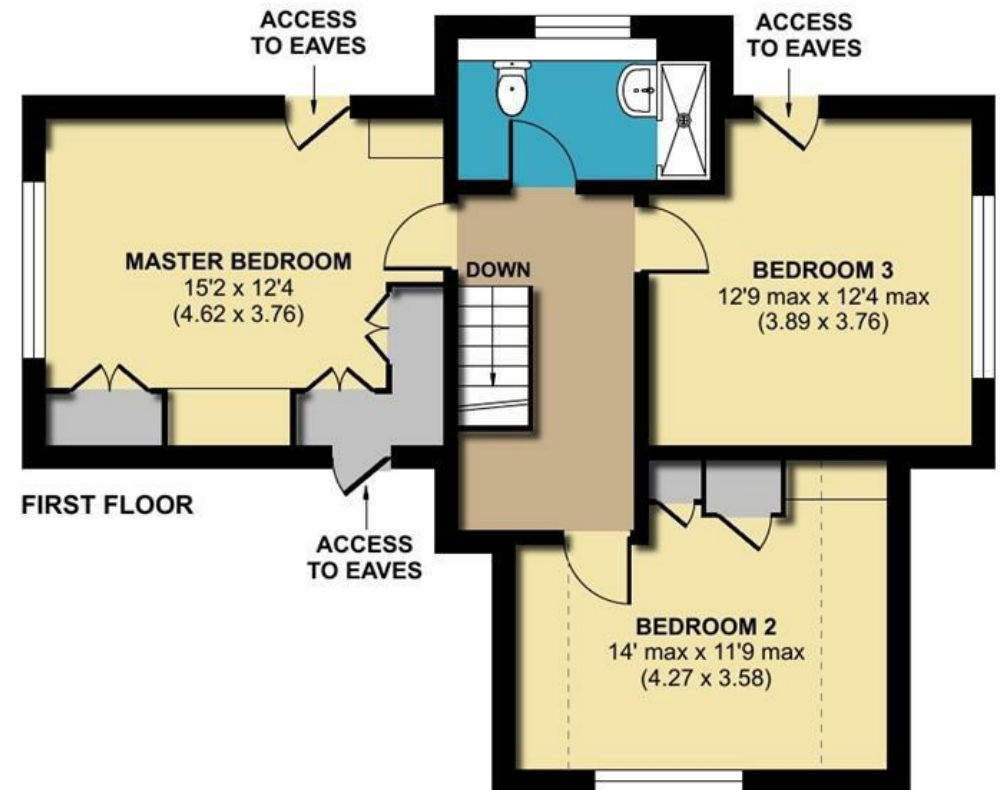
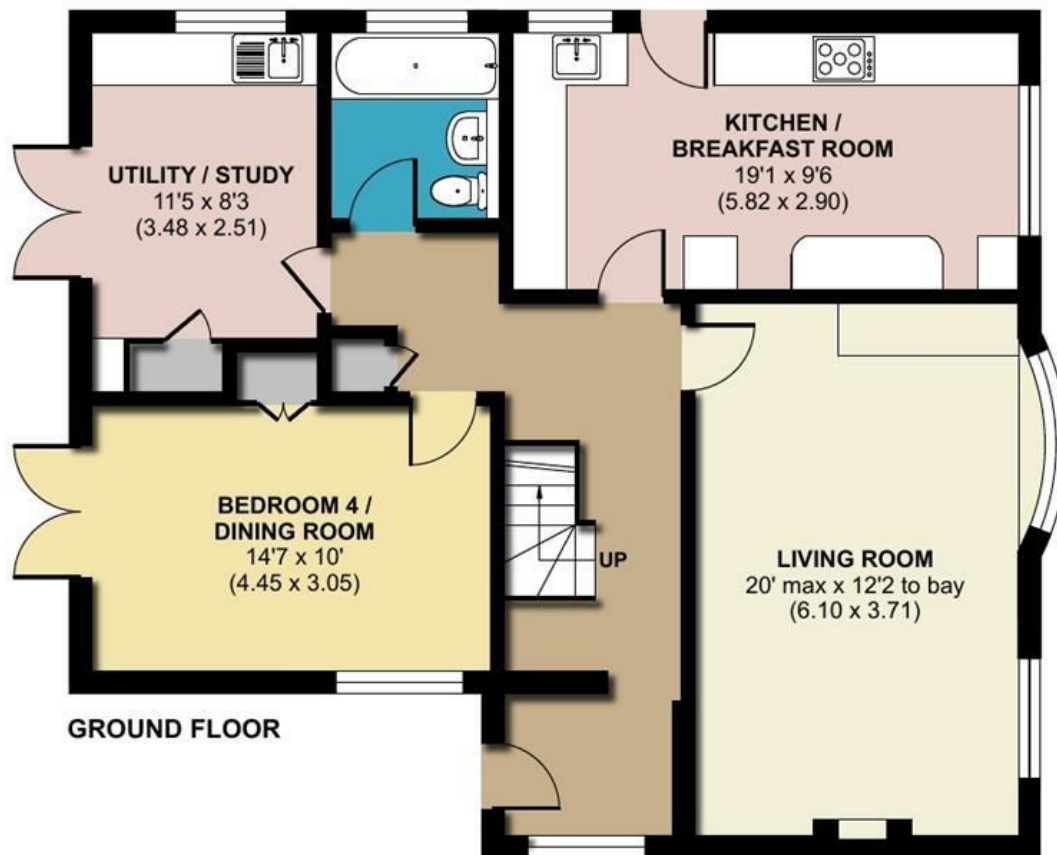
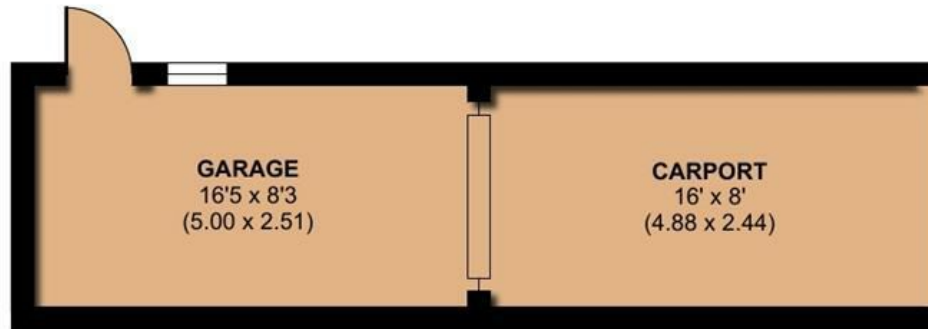
Approximate Area = 1548 sq ft / 143.8 sq m (excludes detached garage & carport)

Limited Use Area(s) = 48 sq ft / 4.5 sq m

Total = 1596 sq ft / 148.3 sq m

For identification only - Not to scale

Denotes restricted head height





Nestled at the head of a small cul-de-sac in the popular area of Edgcumbe Park, a well-presented detached home offering flexible and versatile living. Accommodation comprises a spacious entrance hallway, a good sized living room with log burner, a stunning gloss grey kitchen/breakfast room with quartz worktops and breakfast bar. The rear part of the ground floor could easily be set up as a self contained annexe to accommodate a variety of living arrangements. The current accommodation comprises a modern family bathroom, a study/utility (potentially a second kitchen) and a fourth bedroom/dining room. Upstairs you will find three good sized bedrooms and a family bathroom. The property further benefits from a single garage with a carport, and low maintenance gardens. Viewing comes highly recommended.

- uPVC double glazed windows and gas radiator heating
- Versatile accommodation with the potential to create a separate annexe
- Driveway parking, garage and carport

Situation

Birchside is located on Edgcumbe Park which is a popular award winning development of apartments, chalets and houses constructed by Renway homes in the late 1950's and 60's. The estate is equidistant to Crowthorne village and the railway station and abuts East Berkshire golf course to the north west. This particular home is located toward the head of a quiet cul-de-sac.

Outside

To the front you will find driveway parking leading to the car port and single garage which is detached from the property. There is a block paved pathway leading to the house door, with the remainder mainly laid to lawn. Gated access leads to the low maintenance and secluded rear garden which is a combination of block paving and decorative gravel. A timber built potting shed and storage shed are included within the sale price.

Energy Performance Rating

C

Council Tax Band

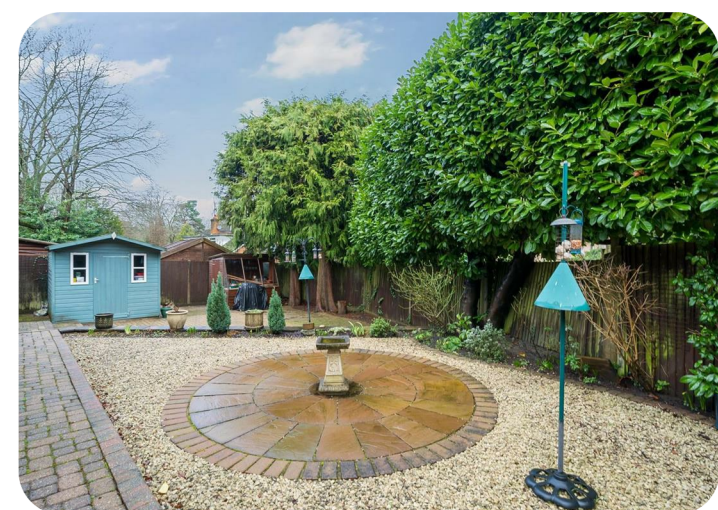
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Local Authority

Wokingham Borough Council

Directions

From our Crowthorne office turn right onto Dukes Ride and at the traffic light junction turn right into New Wokingham Road. Take the 2nd turning left into Heathermount Drive, passing 'The Chase' on your left hand side. Continue for some distance and turn right just after 'The Paddock' into Birch Side where you will find number four at the head of the cul-de-sac on the right hand side.



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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.

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