



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

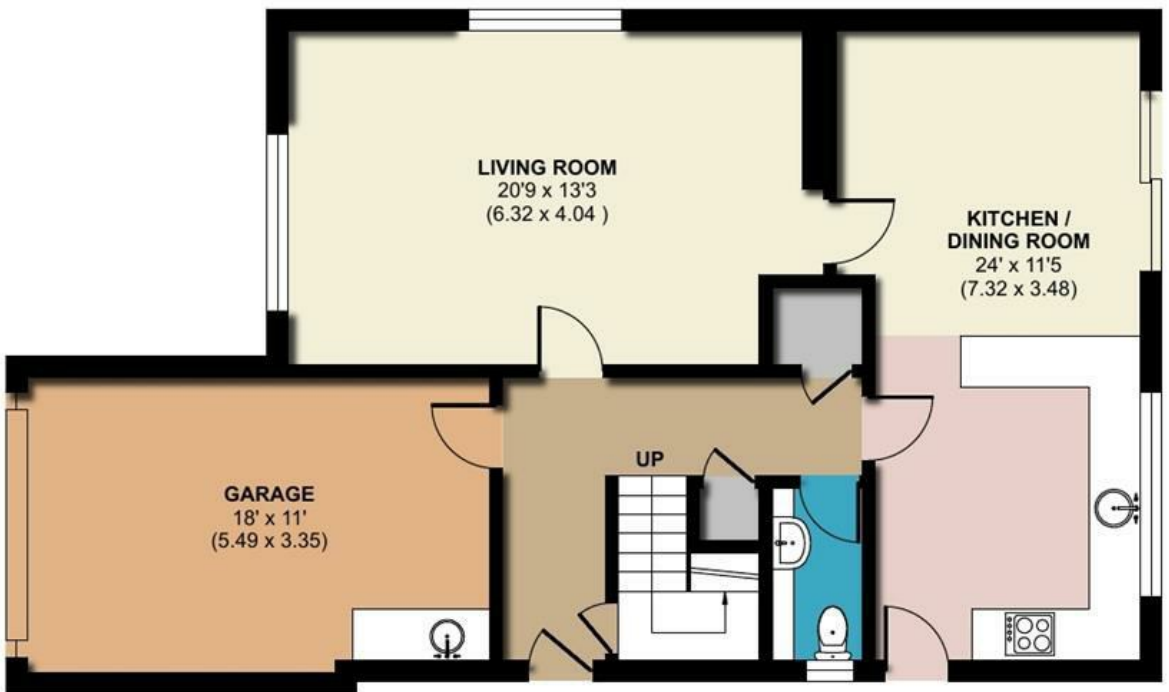
17, Bramblegate, Crowthorne, Berkshire, RG45 6JA

£675,000
Freehold

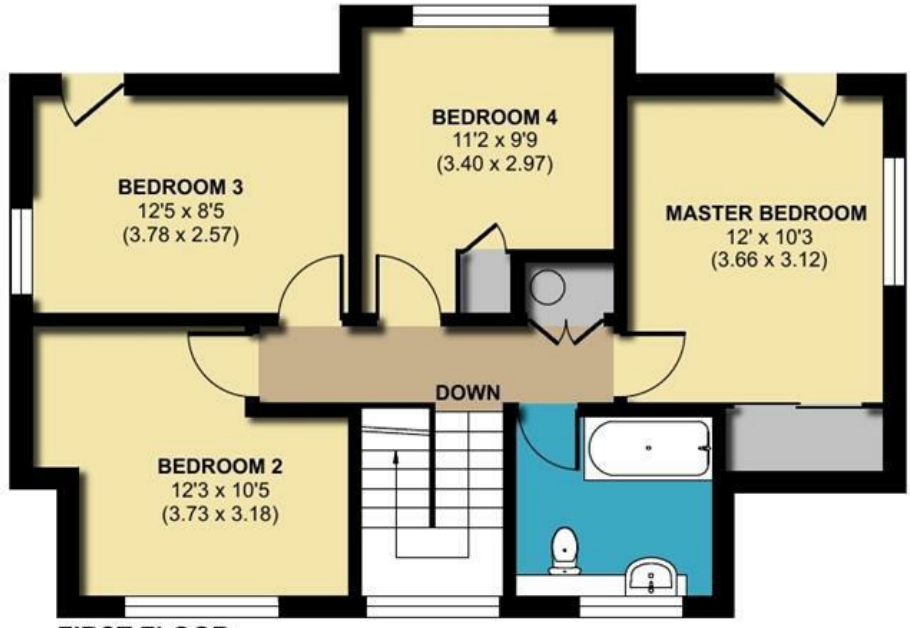
Bramblegate, Crowthorne

Approximate Area = 1553 sq ft / 144.2 sq m (includes attached garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄ichecom 2024. Produced for Michael Hardy. REF: 1117996



Located in a quiet cul-de-sac in the favoured area of Edgcombe Park, a beautifully presented four bedroom detached family home. The extended accommodation comprises an entrance hallway, a modern cloakroom, living room and a stunning open plan kitchen/dining room with sliding patio doors to the garden. Upstairs there are four well proportioned bedrooms and a modern family bathroom. The property benefits from a single garage, carport, ample driveway parking and a secluded rear garden.

- Sizeable open plan kitchen/dining room
- Upgraded internal wooden doors
- Gas radiator heating system

Situation

Bramblegate is located just off 'The Chase' which is in the favourable area of Edgcombe Park which is a popular award winning development of apartments, bungalows, 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.

Outside

To the front is a tarmac driveway providing parking for several vehicles which leads to the single garage with light, power and small utility area. To the side of the garage is a car port which leads to the front door of the property and gated access to the rear. The mature rear garden provides a variety of established shrubs and flowers. There is a patio and the remainder of the garden is laid to lawn.

Energy Performance Rating

D

Council Tax Band

F

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 first turning left into Edgcombe Park Drive and then turn right into The Chase. Take the 1st right into Bramble Gate and bear left where the property will be found immediately on your 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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