



**Herbert Cottage, 55, Upper Broadmoor Road
Crowthorne
Berkshire, RG45 7DW**

£625,000 Freehold



Located just moments from the village High Street and backing directly onto Crowthorne Woods and the Devil's Highway, this exceptional three-bedroom semi-detached character home is immaculately presented throughout, exuding period charm, warmth and elegance, making it the perfect retreat for discerning buyers.

Council Tax Band: D
Local Authority: Bracknell Forest Borough Council
Energy Performance Rating: D

To the front there is a well maintained block paved area with gated side access to the rear of the property. The stunning c.200ft rear garden backs onto the Devil's Highway Crown Estate land, which is ideal for walking and cycling. The garden provides a mixture of well-tended lawn, a generous sized patio area providing a fantastic entertainment space, and well-tended borders offering a mixture of flowers and shrubs. There is also a spacious home office and two further garden sheds.

Upper Broadmoor Road is located within a short stroll of the village High Street with its array of shops, restaurants and amenities. Edgbarrow School, the Wildmoor Heath Nature Reserve and Wellington College are all within a reasonable walk too. The road is a pleasant mix of generally older homes with some of them Victorian or Edwardian and a mix of terraced, semi-detached and detached properties. A viewing of this exceptional home is highly recommended.

- Sought after non estate location
- Stunning character home
- Three spacious bedrooms
- Close to the village High Street
- Circa 200ft rear garden
- Viewing highly recommended





Upper Broadmoor Road, Crowthorne

Approximate Area = 1268 sq ft / 117.8 sq m

Outbuilding = 149 sq ft / 13.8 sq m

Total = 1417 sq ft / 131.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchcom 2024. Produced for Michael Hardy. REF: 1170019

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N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.
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