



81, Heathermount Drive  
Crowthorne  
Berkshire, RG45 6HJ

**£750,000 Freehold**



Offered to the market with no onward chain, a desirable three/four-bedroom family home offering a generous frontage and located within the highly favoured area of Edgcumbe Park. The clean and tidy accommodation comprises of an entrance hallway, modern cloakroom, a living room with recess for TV and patio doors to the garden, a study/bedroom four and a delightful open plan kitchen/dining room with patio doors and fitted appliances. Upstairs there is a master bedroom with fitted wardrobes and a modern ensuite shower room, two further well-proportioned bedrooms and an updated family bathroom.

The property sits well back from the road with a sizeable gravel driveway leading to the car port and single garage with light and power. The remainder of the frontage is mainly laid to lawn. The secluded rear garden benefits from a spacious wooden decked area, providing a great space for entertaining, with steps down to the lawned garden with mature foliage to the rear.

Heathermount Drive 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.

- Vacant possession
- Versatile accommodation layout
- Scope for extension (STPP)
- Clean and tidy throughout
- Secluded garden
- uPVC windows and gas radiator heating system





## MATERIAL INFORMATION

### Part A

Council Tax Band: F

Local Authority: Wokingham Borough Council

Energy Performance Rating: C

### Part B

Property construction – Standard form

#### Services:

Gas - Mains

Water – Mains

Drainage – Mains

Electricity - Mains

Heating - Gas Central Heating

Broadband Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 14 Mbps

– Highest available upload speed: 1 Mbps

Superfast - (FTTC) - Highest available download speed: 67 Mbps - Highest

available upload speed 16 Mbps

Ultrafast - (FTTP) - Highest available download speed: 1,000 Mbps - Highest

available upload speed 1,000 Mbps

#### Mobile Phone Coverage

For an indication of specific speeds and supply of broadband and mobile,

we recommend potential buyers go to the Ofcom web-site

<https://checker.ofcom.org.uk>

#### Parking

There is driveway parking available at the property with the addition of a car port and garage.

#### Part C

Whilst the owner has indicated that they are unaware of the presence of asbestos in the fabric of their property, asbestos was a building material used in the construction industry until 1999 therefore its absence cannot be guaranteed.

Tree preservation order: There is a blanket tree preservation order on this part of the Edgcumbe Park development.

#### Flooding

Flooded in last 5 years: No- We understand the flood risk summary for the area around the property is considered High Risk 'High' means more than 3.3% chance of a flood each year for surface water flooding. Low Risk from rivers and seas, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

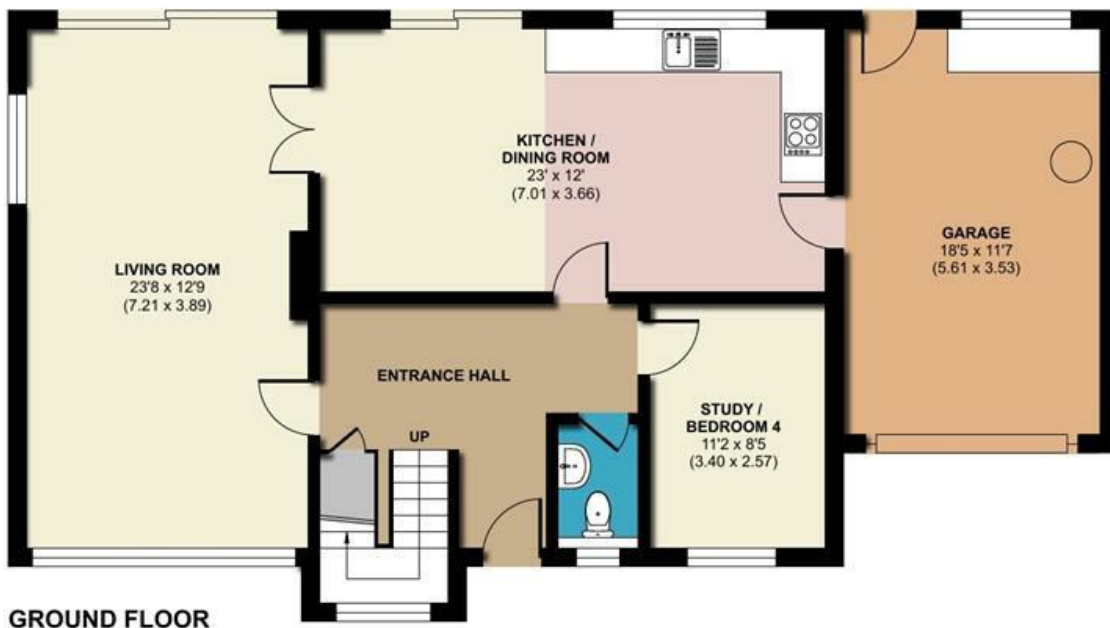
Planning - The kitchen and dining room have been knocked into one room. We are unable to see consent for this on the Wokingham Borough planning website. Consent would only be required if the wall was load bearing and required building regulation approval. The Client has advised the wall is non lead bearing hence not requiring regulation sign off.



# Heathermount Drive, Crowthorne

Approximate Area = 1781 sq ft / 165.4 sq m (includes attached garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1175713

Residential Sales and Lettings  
9 Broad Street, Wokingham,  
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk  
lettings@michael-hardy.co.uk

**MICHAEL HARDY**  
SALES & LETTING

Crowthorne Sales,  
28 Dukes Ride, Crowthorne,  
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk  
[www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)

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, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor. Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303