



**12, Upper Broadmoor Road
Crowthorne
Berkshire, RG45 7AA**

OIEO £700,000 Freehold



Located within the heart of the village centre, a beautiful home which offers a wealth of character to include strip wood flooring, high ceilings and working fireplaces. The delightful accommodation comprises an entrance hallway, a lovely downstairs shower room, a spacious dining room with working fireplace and decorative surround, which is open plan to a living room with wood burner. A shaker style kitchen with breakfast bar, solid wood work tops and pantry lead to a separate utility which provides access to the sizeable conservatory. Upstairs you will find three well-proportioned bedrooms off the landing and a clean and tidy family bathroom suite. Whilst the well-balanced accommodation will work for many, the property had planning permission approved in 2021 to create a spacious open plan single storey extension to the rear which could enhance an already wonderful home.

Outside to the front there is a low level brick wall with a block paved driveway providing parking for one vehicle and a single garage with courtesy door to the rear. A lockable side gate opens to the stunning south facing rear garden where you will find a spacious patio and a tasteful aluminium pergola with slatted roof and sliding sides to accommodate all weather conditions. The remainder of the garden is mainly laid to lawn with well stocked borders, hard wired garden lighting and outside power. A timber-built shed is tucked away providing yet more storage.

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.

- Central village location
- High ceilings and strip wood flooring
- Sizeable south facing garden
- Working fire place and wood burner
- Sash windows and gas radiator heating
- Driveway parking and single garage





MATERIAL INFORMATION

Part A

Council Tax Band: E

Local Authority: Bracknell Forest Council

Energy Performance Rating: E

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: 19 Mbps

– Highest available upload speed: 1 Mbps

Superfast - (FTTC) - Highest available download speed: 80 Mbps - Highest

available upload speed 20 Mbps

Ultrafast - (FTTP) - Highest available download speed: 2,000 Mbps - Highest

available upload speed 2,000 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

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.

Flooding

Flooded in last 5 years: No - We understand the flood risk summary for the area around the property is considered low risk for surface water flooding and very low risk of flooding from rivers and sea. For further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Planning

21/00096/FUL - 2021 - For a rear single-story extension. 613936 - 31 Aug 1988 Single storey front extension forming porch and shower room. Digital records on BFC planning department are from 1998 to the present day. Any planning documents prior to this date are kept on Microfiche at Bracknell Borough Council offices. <https://planapp.bracknell-forest.gov.uk/online-applications/>



Upper Broadmoor Road, Crowthorne

Approximate Area = 1261 sq ft / 117.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1183615

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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, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.
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