



28, Cambridge Road
Crowthorne
Berkshire, RG45 7ER

£865,000 Freehold



Located within a short walk of the village high street, a charming double fronted period home offering a wealth of character to include sash windows and ornate fireplaces. The desirable accommodation comprises an entrance porch and hallway, cloakroom, study/dining room, family room/snug, a 20ft living room with double doors to the garden, and a sizeable kitchen/breakfast room with central island and separate utility room with a courtesy door to the outside. Upstairs you will find a dual aspect master bedroom with ensuite shower room, three further well-proportioned bedrooms and a stunning refitted bathroom in keeping with the period of the property.

Outside to the front of the property there is a block paved and gravel driveway leading to the single garage with a courtesy door to the rear. A block paved path joins both sides of the property to the central front door with well-tended flower beds to either side and lawn to the front. Well-trimmed hedgerows provide privacy from the road. The delightful south facing fully enclosed rear garden comprises a sizeable patio providing a fantastic area for entertaining. The remainder is mainly laid to lawn with partially raised vegetable planters and well stocked flower and shrub beds which follow the borders and a useful timber built rear shed to the rear corner.

This desirable character home which has been sympathetically extended over the years is conveniently located within a short walk to the village High Street with its array of shops, restaurants and amenities. Edgbarrow Comprehensive School, the Wildmoor Heath Nature Reserve and Wellington College are also within a reasonable stroll too.

- Delightful character home
- Sympathetically extended
- Versatile accommodation
- Short walk to the village centre
- A wealth of period features
- Garage and driveway parking





MATERIAL INFORMATION

Part A

Council Tax Band: E (Subject to change)
Local Authority: Bracknell Forest Council
Energy Performance Rating: D

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: 18 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 for three vehicles and a single 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.

Flooding

Flooded in last 5 years: No, We understand the flood risk summary for the area around the property is considered low for surface water flooding and very low risk of flooding 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 property has been extended part two storey, part single storey and a side extension to provide a garage. Planning details below:
Ref. No: 00/00289/FUL - Erection of part two storey, part single storey rear extension and erection of single storey side extension to form garage.
Ref. No: 624408 - Erection of two storey rear and single storey rear and side extensions.
<https://planapp.bracknell-forest.gov.uk/online-applications/>



Cambridge Road, Crowthorne

Approximate Area = 1923 sq ft / 178.6 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: 1195571

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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. Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303