



22, Addiscombe Road
Crowthorne
Berkshire, RG45 7JX

£725,000 Freehold



Located on a desirable unmade road within a short walk from the village centre, a spacious chalet bungalow benefitting from a sizeable plot measuring approximately 1/3 acre and offering scope for further extension (STPP). The desirable and versatile accommodation comprises an entrance hallway, a ground floor wet room, a good-sized dining room and a modern fitted kitchen. There is a large living room with patio doors to the garden and working fireplace, a master bedroom with fitted wardrobes, guest bedroom with fitted furniture and a further bedroom/family room. Upstairs you will find two further bedrooms (one is currently used as a study) and a family bathroom.

- Generous C.1/3 acre plot
- 4/5 Bedrooms
- Located on a private road
- Scope for extension and improvement (STPP)
- Modern updated kitchen
- Short walk to the village centre

Outside, the property sits well back from the unmade road with a pathway to the front door with the remainder laid to lawn. Driveway parking leads to the single garage with up and over door. The sizeable rear garden benefits from a patio with the remainder laid to lawn with mature borders, garden pond and brick built shed with green house to the back.

Addiscombe road is an unadopted road located between Lower Broadmoor Road and Pinehill Road. It is ideally situated within a short walk of the village high street with its selection of bars, cafes, shops and restaurants. The Morgan Recreation ground and Wildmoor Heath are also both within a short stroll as is the renowned Edgbarrow Secondary School.

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





Addiscombe Road, Crowthorne

Approximate Area = 1630 sq ft / 151.4 sq m (includes attached garage)

Limited Use Area(s) = 17 sq ft / 1.5 sq m

Total = 1647 sq ft / 152.9 sq m

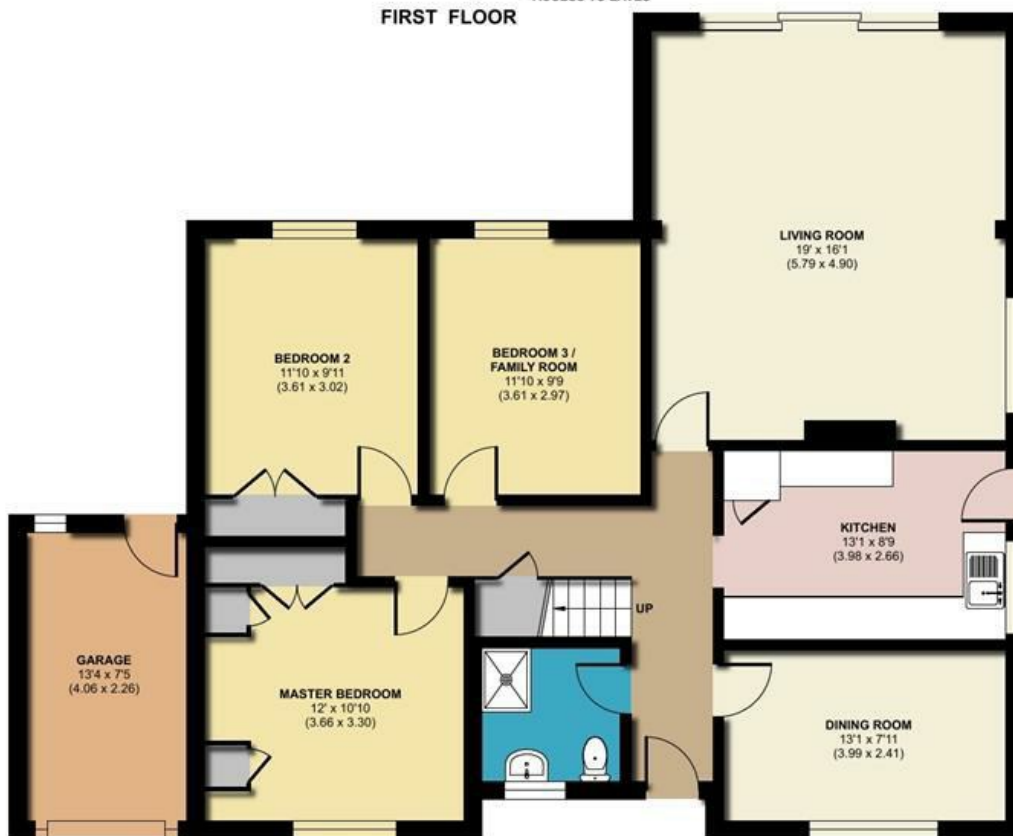
Denotes restricted
head height

ACCESS TO EAVES

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1240610

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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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