



**38, Addiscombe Road
Crowthorne
Berkshire, RG45 7JU**

£700,000 Freehold



Offered to the market with no onward chain and located in a desirable setting on a private road which is ideally located within a short walk of the village high street and Edgbarrow school, a spacious detached home which offer score for improvement and further extension (STPP). The versatile accommodation comprises an entrance hallway, three ground floor bedrooms, a bath/shower room, a living room which is semi open plan to a dining room, and a fitted kitchen with separate utility. Upstairs you will find two double bedrooms, both with fitted wardrobes and ensuites.

- Desirable non estate setting on private road
- Five bedrooms
- Generous plot with outbuilding
- Potential for improvement and extension (STPP)
- 3 bathrooms
- Driveway parking

The property is accessed by twin attractive metal gates leading to the block paved driveway. Gated side access leads to the south facing rear garden with a patio and the remainder laid to lawn. To the very rear of the garden is a spacious outbuilding with light and power and an adjoining store.

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: E
Local Authority: Bracknell Forest Council
Energy Performance Rating: D





Addiscombe Road, Crowthorne

Approximate Area = 1801 sq ft / 167.3 sq m

Limited Use Area(s) = 101 sq ft / 9.3 sq m

Outbuilding = 346 sq ft / 32.1 sq m

Total = 2248 sq ft / 208.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Michael Hardy. REF: 1253174

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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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Ref: 18280370 | Folio: C5887 | 10th March 2025