



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

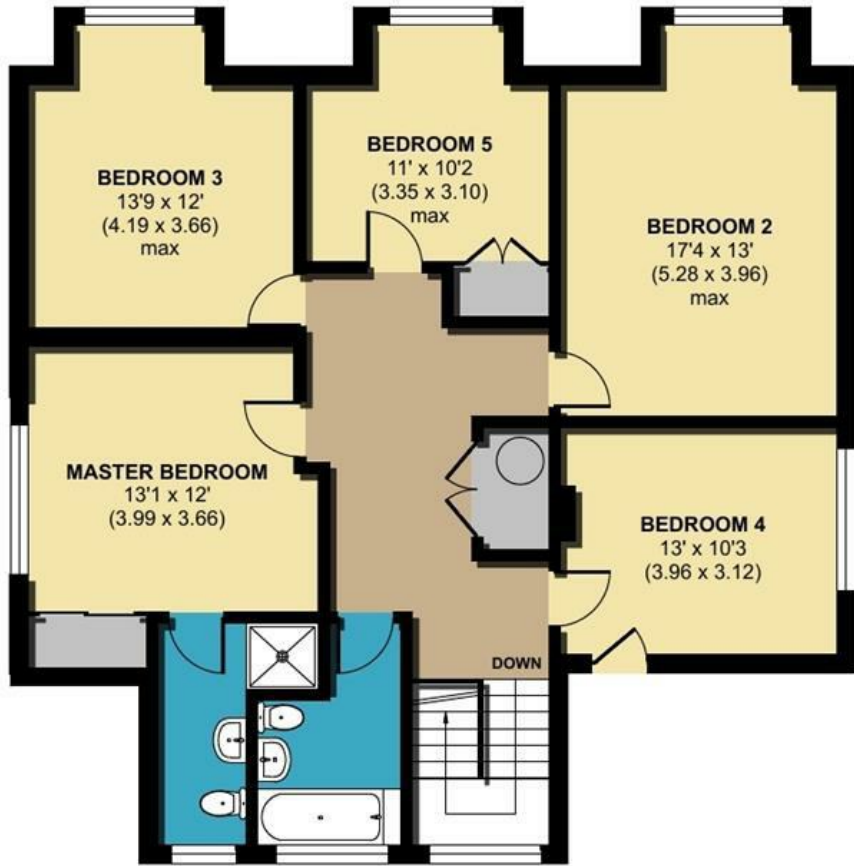
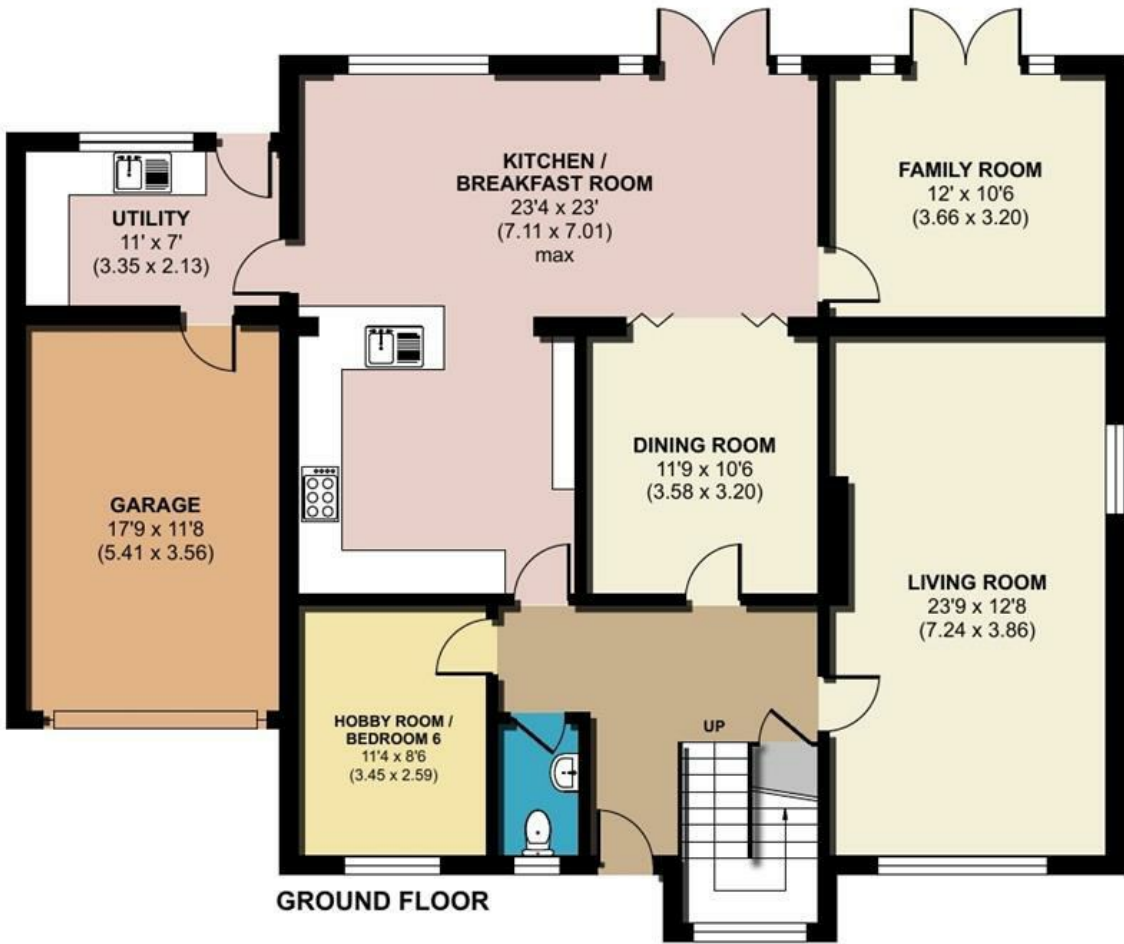
83, Heathermount Drive, Crowthorne, Berkshire, RG45 6HJ

£860,000
Freehold

Heathermount Drive, Crowthorne

Approximate Area = 2738 sq ft / 254.3 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). © n̄che.com 2023. Produced for Michael Hardy. REF: 990538



Located on the favoured area of Edgcumbe Park, a stunning detached family home which has been significantly extended by the current owners to a high standard. Presented in immaculate order, the accommodation now comprises five double bedrooms to the first floor with the master bedroom benefitting from a refitted ensuite, the family bathroom has also been refitted in the same style. Downstairs there is an entrance hallway, a refitted cloakroom, a sizeable living room with open fire, study/family room, a hobby room or potential 6th bedroom, and a stunning open plan modern kitchen with twin ovens which leads to the breakfast and family area. In addition there is a separate dining room and utility. The property sits on a sizeable plot with stunning gardens, a single garage, car port and drive way parking.

- Significant extension with high quality accommodation
- Stunning sizeable grounds
- Four reception rooms and five double bedrooms

Situation

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.

Outside

To the front is driveway parking for numerous vehicles, a car port and a single garage with internal access to the property. The remainder of the front is laid to lawn with an array of flowers. The stunning well-tended rear garden offers a great degree of seclusion with a tree lined backdrop. There is a patio stepping down to a gravel area. The well-manicured lawn occupies the majority of the garden with a great variety of shrubs and flowers following the border. There is an external electric socket to the rear with garden taps to both the front and rear.

Energy Performance Rating

C

Council Tax Band

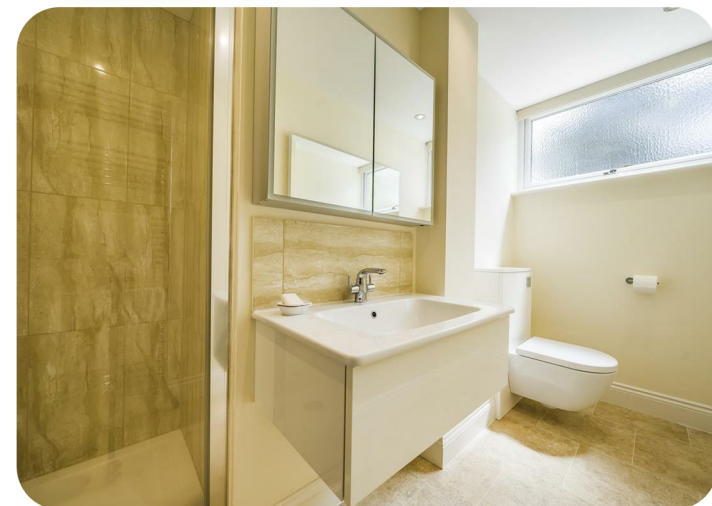
F (Subject to change)

Local Authority

Wokingham Borough Council

Directions

From our Crowthorne office turn right onto Dukes Ride and at the traffic light junction turn right into New Wokingham Road. Take the 2nd turning left into Heathermount Drive, number 83 will be found a short distance on the right hand side just before 'The Chase'



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N.B. Please note that we have not checked whether the property, or any part of it, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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