



40, Addiscombe Road
Crowthorne
Berkshire, RG45 7JU

£520,000 Freehold



Offered to the market with no onward chain, a delightful extended character cottage which has been significantly improved by the current owner. Finding the perfect balance between character features and modern living, the desirable accommodation comprises an entrance hallway, a snug/living room with dual fuel burner, an impressive downstairs wet room and a utility cupboard. The notable feature of the property is the stunning open plan kitchen/dining/family room, this beautiful and well thought out room comprises a large central island, Siemens appliances, high end granite work tops and patio doors to the garden. Upstairs you will find an impressive master bedroom with a cavernous wardrobe, a good sized second bedroom and a tasteful family bathroom.

- Stunning extended character cottage
- Beautiful high spec kitchen with granite worktops
- Generous rear south facing garden
- Located on a private road
- High end wet room and a family bathroom
- Driveway parking

The property sits on a private unmade road and benefits from a gated gravel driveway. Side access opens to the sizeable south facing rear garden which is split into different zones and provides a great variety of flowers, trees and shrubs. There is a spacious patio, lawned areas and stepping stones meandering there way to the bottom of the garden where you will find a selection of sheds and a greenhouse.

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.

If you are looking for a turnkey ready home which still offers scope for extension (STPP) we highly recommend you view this delightful home.

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

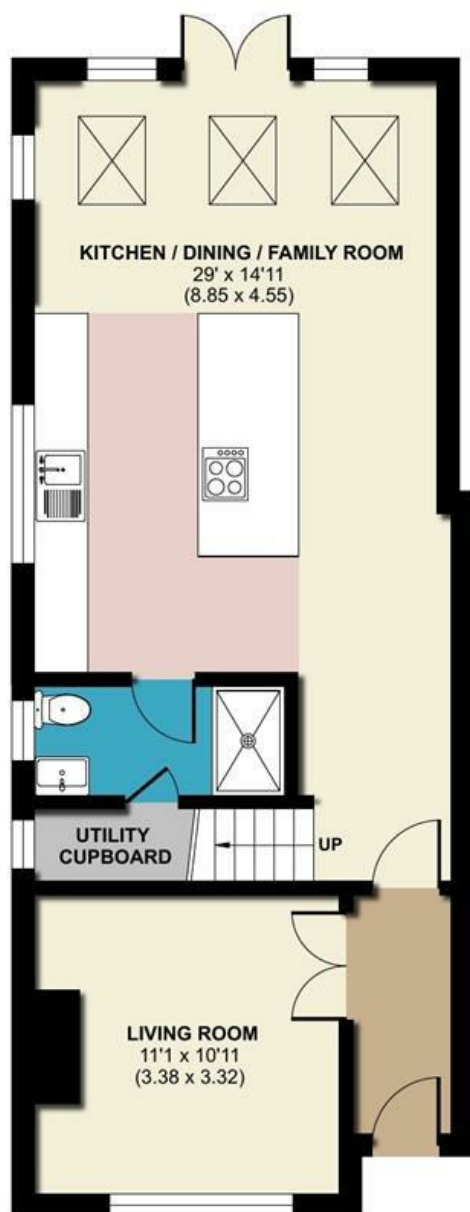




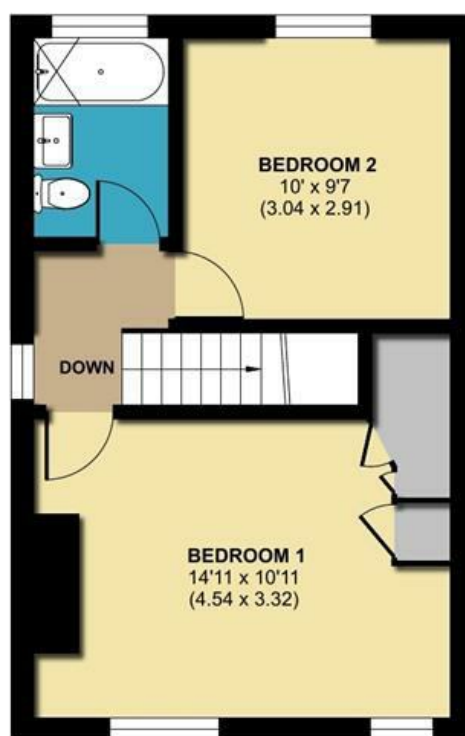
Addiscombe Road, Crowthorne

Approximate Area = 971 sq ft / 90.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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: 1373391

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

MH Hardy
MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk

www.michael-hardy.co.uk

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

Ref: 18514482 | Folio: C5988 | 30th October 2025