



2, Birchside  
Crowthorne  
Berkshire, RG45 6HP

**Asking Price £785,000 Freehold**





Positioned in a quiet cul-de-sac and located in the favoured area of Edgcumbe Park, an extended surprisingly spacious well presented link detached five bedroom family home offering versatile and flexible accommodation which has potential for a separate annexe. Presented in good order throughout the ground floor accommodation comprises entrance hall, c.22ft living room, dining area, kitchen/breakfast/utility room, study/office, bedroom four, bedroom five with a door providing access to the front of the home, a separate bathroom and a shower room. Upstairs there are three bedrooms, two of which are double and a modern family bathroom suite. Further benefits include ample driveway parking and a double length garage. A viewing of this exceptional family home is highly recommended in order to appreciate the generous accommodation on offer.

- Five bedrooms & three bathrooms
- Annex potential
- Private well maintained rear garden
- Versatile living accommodation
- Driveway and double length garage
- Sought after location

To the front there is a good sized private well tended mature front garden mainly laid to lawn with a variety of trees plants, hedges, a separate graveled area, a courtesy pathway leading to the potential annex doorway and ample driveway parking. The secluded rear garden is mainly laid to lawn with a large patio area and the vendors have lots of pots and plants in the garden.

Birchside is located on Edgcumbe Park which is a popular award winning development of 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. This particular home is located in a quiet cul-de-sac.

Council Tax Band: F  
Local Authority: Wokingham Borough Council  
Energy Performance Rating: E









## Birchside, Crowthorne

Approximate Area = 1904 sq ft / 176.8 sq m

Limited Use Area(s) = 46 sq ft / 4.2 sq m

Garage = 330 sq ft / 30.6 sq m

Total = 2280 sq ft / 211.6 sq m

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: 1310118

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

0118 977 6776

[properties@michael-hardy.co.uk](mailto:properties@michael-hardy.co.uk)

[lettings@michael-hardy.co.uk](mailto:lettings@michael-hardy.co.uk)

*Michael Hardy*  
**MICHAEL HARDY**  
SALES & LETTING

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

01344 779999

[crowthorne@michael-hardy.co.uk](mailto:crowthorne@michael-hardy.co.uk)

[www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)

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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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