MICHAEL HARDY
SALES & LETTING

Berkeley, 11 Heatherdene Avenue
Crowthorne
Berkshire, RG45 6AA

**£1,025,000 Freehold**

Michael Hardy are delighted to offer this imposing chain free detached residence to the market. Situated on a desirable private road, the well kept accommodation comprises an entrance hallway with a stunning stained glass arched door leading to the drawing room, a spacious separate dining room, family room, kitchen with an inner hallway which leads to a sizeable breakfast room and cloakroom. The first floor comprises a landing with access to the balcony overlooking the private front garden. There is a master bedroom with fitted wardrobes and steps down to the updated ensuite shower room. There is a good sized guest bedroom, a further bedroom, and a family shower room. The second floor features a versatile space, ideal as a study or a fourth bedroom. The property further benefits from well tended front and rear gardens offering a good degree of privacy and a tandem length garage.

- A delightful Edwardian character house
- Four bedrooms
- Tandem garage
- Four reception rooms
- Stunning well tended gardens
- Desirable private road close to train station

The property sits well back from the road and offers a high degree of privacy due to mature established hedging. A gravel pathway leads to the double doors providing access to the house and driveway parking leads to the tandem length garage which also has the benefit of a courtesy door opening to the inner hallway. The stunning rear garden is also of a private nature with an array of flower and shrub borders, a spacious patio and the remainder mainly laid to lawn. The side garden is accessed via a meandering stepping stone pathway. There are two timber garden sheds, the larger of the two is located to the right rear corner boundary and the second smaller shed behind the garage.

This desirable property is conveniently located on one of Crowthorne’s most prestigious private roads. Situated within a short walk to Crowthorne railway station and its neighbouring shops which include U Bakery, and The Hive craft beer and coffee shop. The East Berkshire golf course is only a short stroll away as are other nearby noteworthy landmarks and beauty spots which include the National Trust 'Ridges', Wellington College, Heathlake Nature Reserve with its pleasant woodland walks around the Lake, and the Devil's Highway walkway.

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

# Floorplan

## Heatherdene Avenue, Crowthorne

Approximate Area = 2008 sq ft / 186.5 sq m
Garage = 359 sq ft / 33.3 sq m
Total = 2367 sq ft / 219.8 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). © nichecom 2026. Produced for Michael Hardy. REF: 1437788


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

0118 977 6776
properties@michael-hardy.co.uk
lettings@michael-hardy.co.uk

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