



32, Addiscombe Road
Crowthorne
Berkshire, RG45 7JX

£875,000 Freehold



Dating back to approximately 1926 and presented in immaculate order and positioned on a sizeable plot just shy of c.1/5 acre on a popular unmade road, 'Glendennis' is a beautiful detached character home located within a short walk of the village centre and the outstanding Edgbarrow School. Accommodation comprises an entrance hallway, a living room and dining room, both with attractive bay windows, a semi open plan kitchen breakfast room with separate utility and a spacious conservatory. Upstairs you will find a generous size master bedroom with fitted wardrobes and four-piece ensuite, three further well proportioned bedrooms and a family bathroom.

- Sizeable plot and extra strip of land to side for potential extension (STPP)
- Sizeable outbuild with light, power and water connection
- Character features
- Within a short walk of the renowned Edgbarrow Secondary School
- Potential to create an annex (STPP)
- Dual access vehicular accessed double garage

The sizeable south facing rear garden which measures c.120 ft in length and benefits from a raised patio and steps down to the remainder of the garden which is mainly laid to lawn. You will also find a detached double garage with convenient vehicular access to both the front and rear. To the very bottom of the garden is a sizeable timber studio which could make an ideal home office, children's activity room or potentially an annex (STPP) as water and power are already connected. In addition, the owner has advised they have purchased the small strip of land to the side of the plot (TITLE NUMBER: BK419169) which measures c 0.1 acre and could be used to either extend the garden or creates opportunity to extend the property subject to the usual planning consent.

Addiscombe road is an unadopted road located between Lower Broadmoor Road and Pinehill Road and overlooking the Morgan Recreation Ground. It is ideally situated within a short walk of the village high street with its selection of bars, cafes, shops and restaurants. Wildmoor Heath are also both within a short stroll.

Council Tax Band: F
Local Authority: Bracknell Forest Council
Energy Performance Rating:





Addiscombe Road, Crowthorne

Approximate Area = 1548 sq ft / 143.8 sq m

Garage = 302 sq ft / 28 sq m

Studio / Shed = 677 sq ft / 62.8 sq m

Total = 2527 sq ft / 234.6 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: 1295983

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
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: 18365611 | Folio: C5926 | 2nd June 2025