



**41 Heathill Cottages, Heath Hill Road South
Crowthorne
Berkshire, RG45 7BP**

OIEO £425,000 Freehold



Offered to the market with no onward chain, a beautiful character home located within a short stroll of the village high street. The sympathetically extended accommodation comprises an entrance hallway, a 23' living/dining room with log burner, a stunning updated shower room, a 22' kitchen/breakfast room with a roof lantern and door to the garden. The kitchen/breakfast room leads to a sunroom/conservatory with french doors, blinds to the windows, heating, electric power points and a tiled roof, this room is very versatile and could be used as an office. Upstairs you will find a good sized double bedroom with twin fitted wardrobes, a further double guest bedroom with a staircase hidden within the wardrobe which leads you to a carpeted loft space.

- Character cottage
- Kitchen/Breakfast room
- Generous rear garden
- Sympathetically extended
- Stylish ground floor shower room
- Short walk to high street

Outside, the country style front garden is enclosed by a pretty picket fence and gate. The delightful rear garden measures c.100' and is fully panel fence enclosed. Directly off the patio there is a small patio with a metal railing and a wooden gate opening to the middle section of garden with a pathway and artificial lawn to either side. Another wooden gate opens to the final section of the garden where you walk under an arched wooden pergola to a gravelled area with raised planters.

Heath Hill Road South is a desirable road in a quiet non estate location within a short stroll of the village High Street with its array of shops, restaurants and amenities. Edgbarrow School and sports centre, the Wildmoor Heath Nature Reserve and Wellington College are also within a reasonable stroll too.

Council Tax Band: D (Subject to change)
Local Authority: Bracknell Forest Council
Energy Performance Rating: C





Heath Hill Road South, Crowthorne

Approximate Area = 980 sq ft / 91 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 2025. Produced for Michael Hardy. REF: 1382950

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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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