



**15, Lower Broadmoor Road
Crowthorne
Berkshire, RG45 7HG**

£450,000 Freehold



Positioned on a generous size plot a spacious well presented terraced house in a desirable non-estate setting within a short walk of the village high street and woodland. The ground floor accommodation comprises of an entrance hall, spacious living room, c.18ft kitchen/dining room, cloakroom and a conservatory. On the first floor there are three bedrooms, the master being c.17ft and a family bathroom suite. There is also lots of potential to extend STPP. A viewing of this property is highly recommended.

- Non estate location
- Potential to extend S.T.P.P
- Driveway parking for several vehicles
- Generous plot
- c.70ft secluded rear garden
- Walking distance to village high street

To the front there is a large enclosed driveway providing ample parking. The c.70ft secluded rear garden is mainly laid to lawn with a decking area which wraps round the back of the conservatory, a sectioned off gravelled area, a courtesy pathway and a further decked area at the back.

This home is located about half of a mile from the Crowthorne High Street with a range of shops, eateries and general amenities. Also within reasonable walking distance are the Wildmoor Heath and Edgbarrow schools along with the Wildmoor Heath Nature Reserve.

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

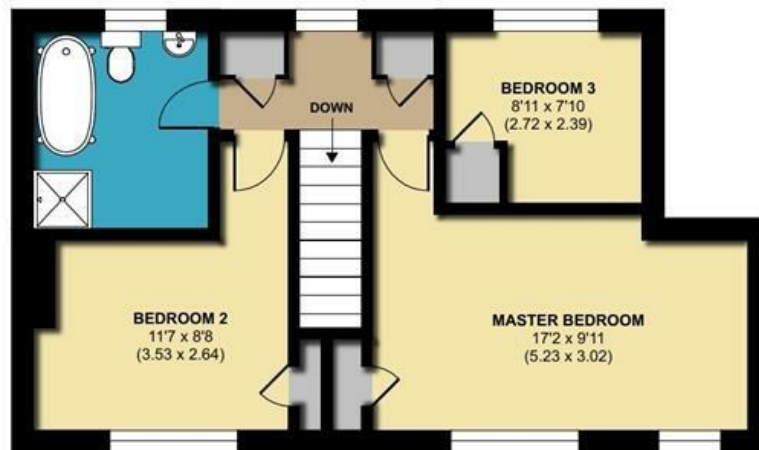




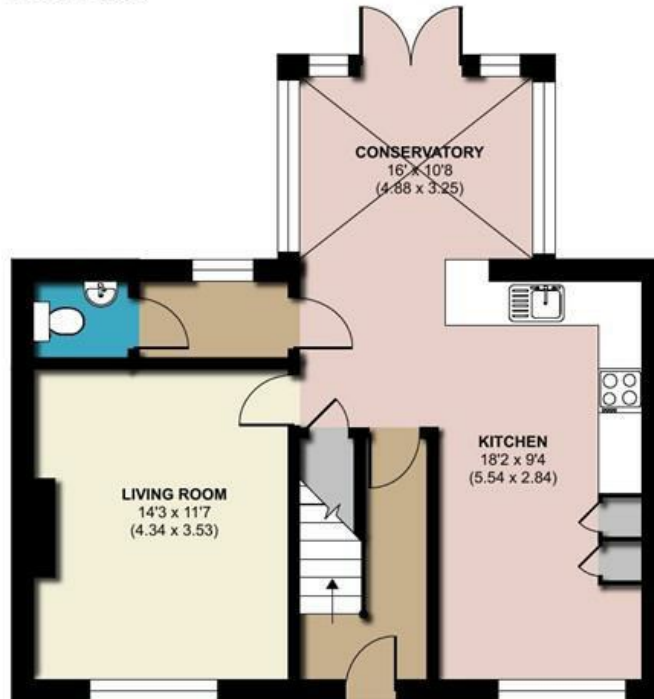
Lower Broadmoor Road, Crowthorne

Approximate Area = 1153 sq ft / 107.1 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). © nichcom 2025. Produced for Michael Hardy. REF: 1341609

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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.

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