



**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





## 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

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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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