



**Eden Cottages, 23, Upper Broadmoor Road
Crowthorne
Berkshire, RG45 7DH**

£585,000 Freehold



Ideally located within a short walk of the village centre, Michael Hardy are proud to offer this beautifully presented and sympathetically extended period home to the market. The current owners have given great consideration to both the extension and improvements carried out to provide a stylish home yet retaining the original character charm. The versatile accommodation comprises an entrance hall which opens to the living room with log burner and bay window. To the other side of the hallway, you will find a separate dining room which is semi open plan to the impressive bespoke shaker style kitchen with quartz work surfaces, central island breakfast bar and roof lantern. Updated doors in a period style allow access to the private garden. To the first floor is a spacious master bedroom, a guest bedroom, and a period four piece bathroom with a roll top bath and a separate shower cubicle. The second floor comprises a further double bedroom with a convenient WC. and sink across the landing.

- Stunning period home dating back to c.1900
- Sympathetically extended
- Ensuite and family bathroom
- Walking distance of the High Street & Schools
- High quality finish throughout
- Driveway parking and private garden

Outside, the property's boundary is denoted by wooden picket fencing with an opening providing driveway parking for one vehicle on the gravel drive. The secluded rear garden is fully panel fence enclosed with a sizeable patio making an ideal entertaining space, there are mature shrub borders to either side of the lawn and a further rear corner patio with garden shed.

Upper Broadmoor Road is located within a short stroll of the village High Street with its array of shops, restaurants and amenities. Edgbarrow School, the Wildmoor Heath Nature Reserve and Wellington College are all within a reasonable walk too. The road is a pleasant mix of generally older homes with some of them Victorian or Edwardian and a mix of terraced, semi-detached and detached properties. The Bucklers Park Country Par, Hall & Wood house Pub/Restaurant and local Co-Op are all within easy reach. A viewing of this exceptional home is highly recommended.

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





Upper Broadmoor Road, Crowthorne

Approximate Area = 1156 sq ft / 107.3 sq m

Limited Use Area(s) = 22 sq ft / 2 sq m

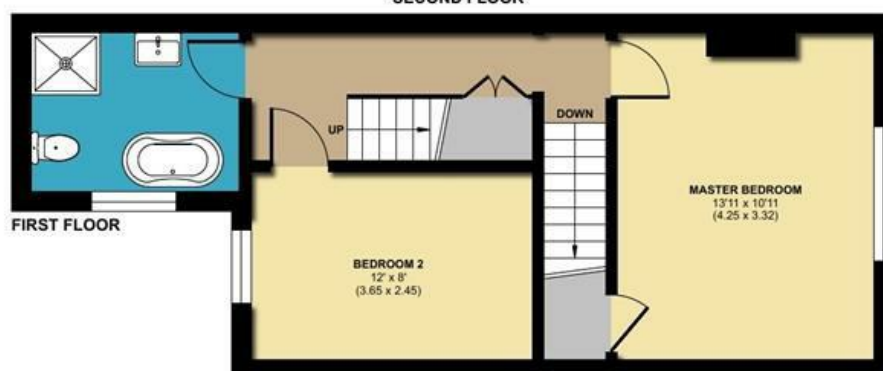
Total = 1178 sq ft / 109.3 sq m

For identification only - Not to scale

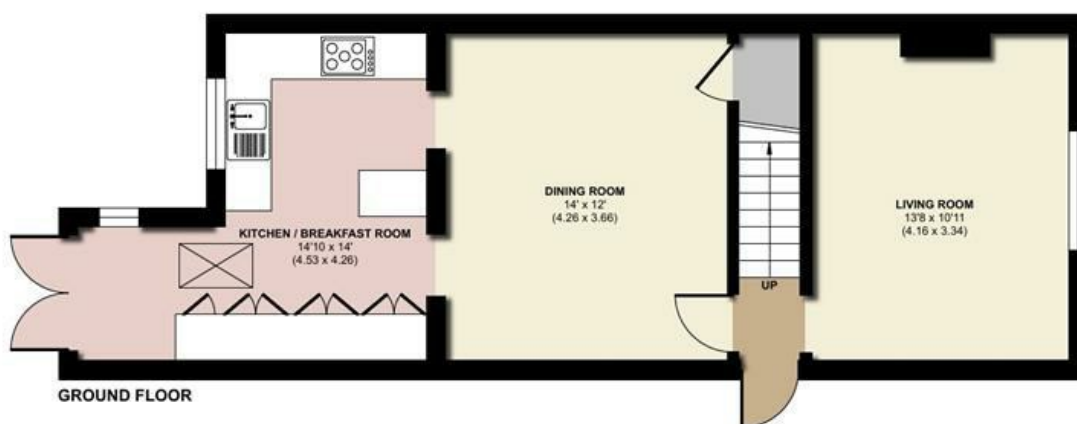
Denotes restricted
head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



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: 1342231

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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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