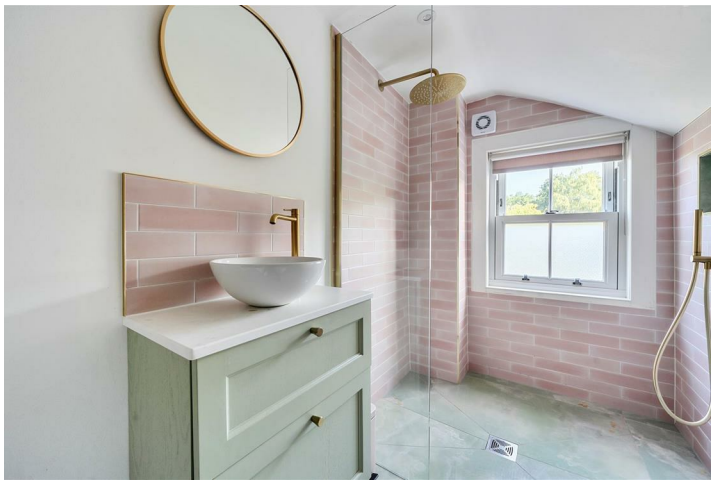
MICHAEL HARDY
SALES & LETTING



61, Upper Broadmoor Road,
Crowthorne,
Berkshire, RG45 7DP

£450,000 Freehold





A two bedroom Victorian terraced home offering well presented accommodation, boasting many character features yet with modern facilities. An internal viewing is truly the only way of appreciating this lovely home. The bathroom and en suite shower room have been recently refitted to a high standard and the modern kitchen benefits from a good range of units and work surfaces. There are two separate reception rooms with the lounge having an exposed brick faced chimney breast with in inset wood burner. The windows are UPVC double glazed and heating is via a gas boiler and radiators.

- A two bedroom Victorian terraced home
- Modern fitted Kitchen, bathroom and en suite shower room
- Long rear garden backing onto Swinley Forest
- Modern facilities but still with character features
- Two reception rooms
- Sought after non estate position near Crowthorne centre.

The garden is a undoubtedly a feature of the house, being a really good size and backing directly onto Swinley Forest. Half way along the garden is a timber studio/home office which would also offer a multitude of other uses.

The property is located on the edge of Crowthorne village centre, within a short walk of the High Street shops, bars and cafes. There is excellent cycling and walking countryside to the rear of the property throughout Swinley Forest and also access to the A329(M) is around 5 minutes' drive away.

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





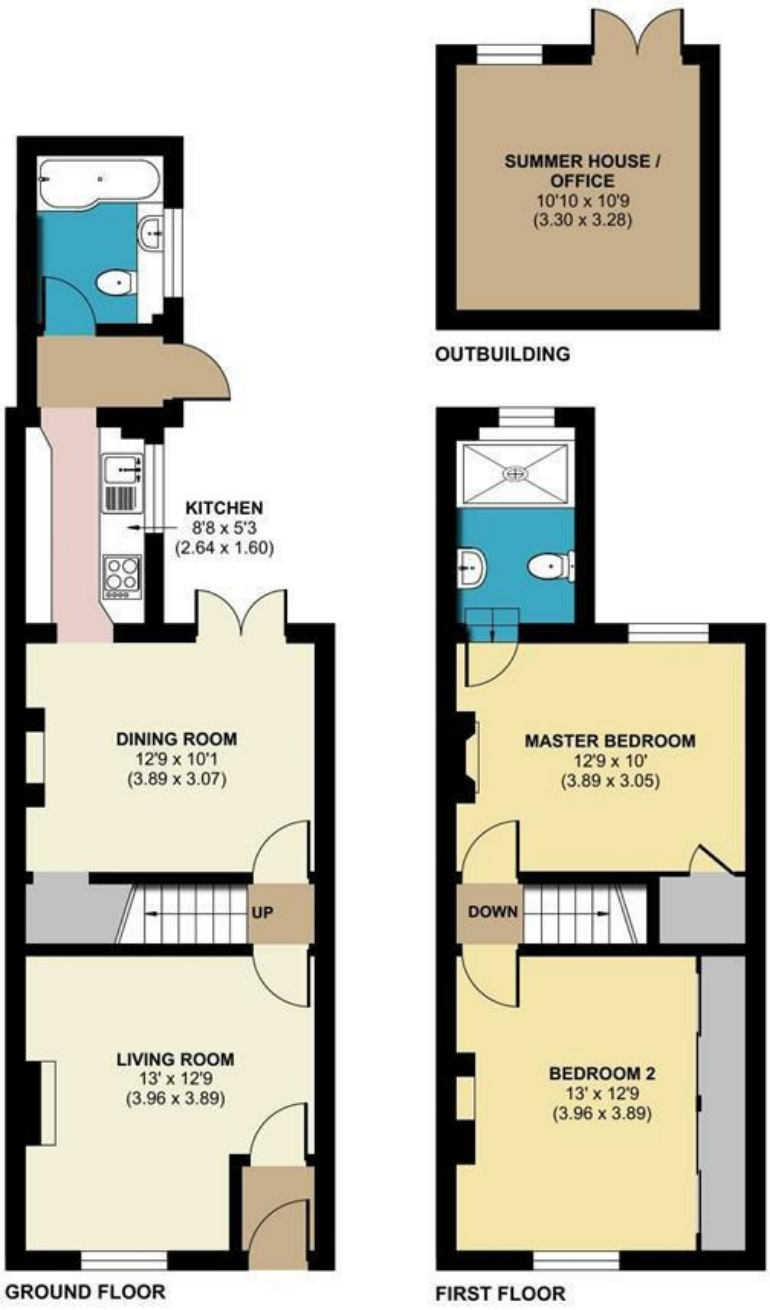




Floorplan

Upper Broadmoor Road, Crowthorne

Approximate Area = 848 sq ft / 79 sq m
Outbuilding = 116 sq ft / 11 sq m
Total = 964 sq ft / 90 sq m
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Michael Hardy. REF: 679526

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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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