



*Michael Hardy*  
**MICHAEL HARDY**  
RESIDENTIAL ESTATE AGENTS

11, Bramblegate, Crowthorne, Berkshire, RG45 6JA

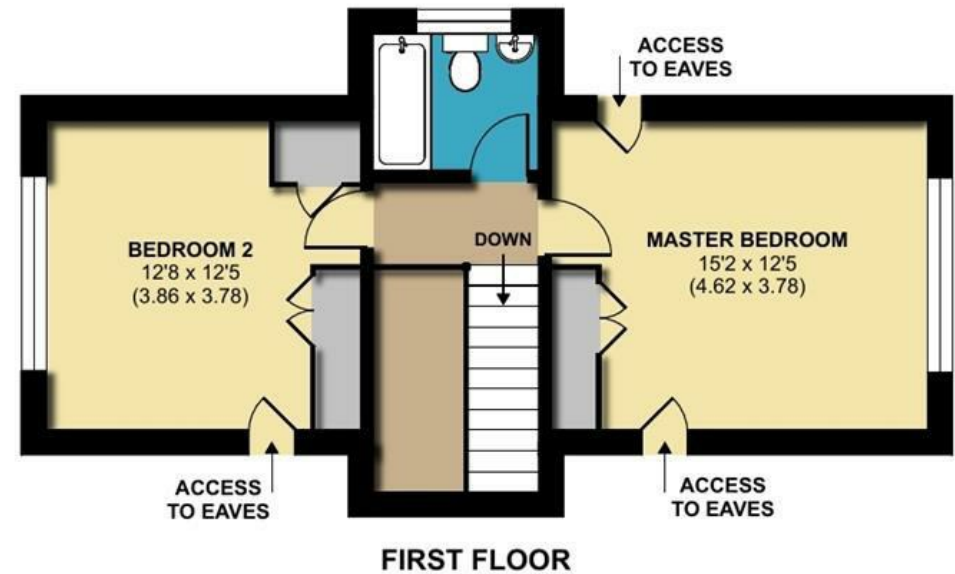
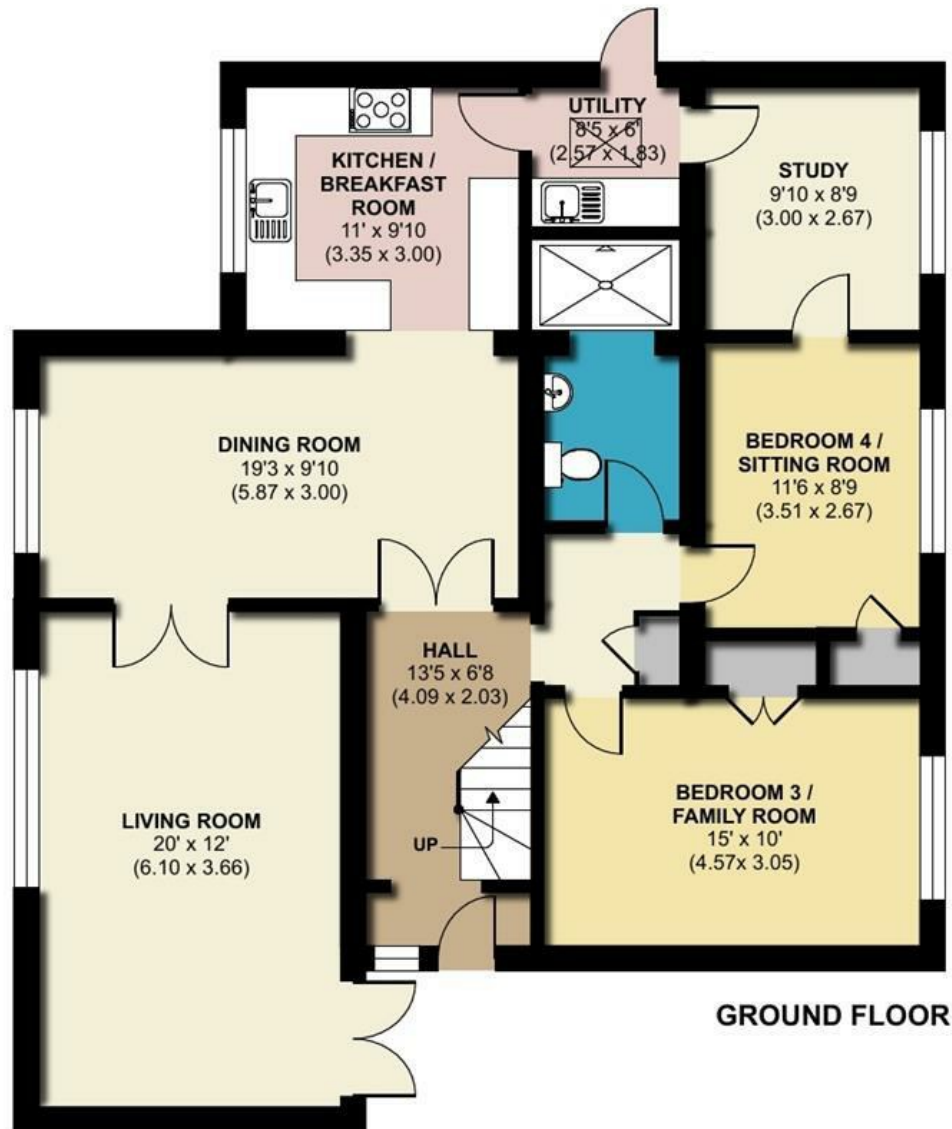
**£775,000**  
**Freehold**



# Bramblegate, Crowthorne

Approximate Area = 1704 sq ft / 158.3 sq m

For identification only - Not to scale







Presented in immaculate order and offered to the market with no onward chain. A spacious family home ideally positioned on a corner plot in a quiet cul-de-sac in the favourable area of Edgcumbe Park. Accommodation comprises an entrance hallway, a spacious kitchen/breakfast room which is open plan to a sizeable dining room, there is a separate utility, living room with log burner and patio doors to the garden, a bedroom/family room, a further bedroom/sitting room, a separate study and a stunning refitted downstairs shower room. To the first floor are two spacious bedrooms and a family bathroom. Further features include a tandem length garage, driveway parking and a secluded rear garden.

#### **Situation**

Bramblegate is located just off 'The Chase' which is in the favourable area of Edgcumbe park which is a popular award winning development of apartments, bungalows , chalets and houses constructed by Renway homes in the late 1950's and 60's. The estate is equidistant to Crowthorne village and the railway station and abuts East Berkshire golf course to the north west.

#### **Outside**

Situated in a quiet cul-de-sac, the property occupies a corner plot with lawn to the front and a driveway leading to the tandem length garage with light and power. Gates open to the rear garden where the property is accessed. The rear garden is secluded in nature and mainly laid to lawn with mature borders and access to the garage via a courtesy door.

#### **Energy Performance Rating**

C

#### **Council Tax Band**

F

#### **Local Authority**

Wokingham Borough Council

#### **Directions**

From our Crowthorne office turn right onto Dukes Ride and at the traffic light junction turn right into New Wokingham Road. Take the first turning left into Edgcumbe Park Drive and then turn right into The Chase. Take the 1st right into bramble gate where the property will be found on the left at the head of the cul-de-sac.

- Replacement uPVC double glazed windows
- Gas radiator heating system





## Residential Sales and Lettings

9 Broad Street,

Wokingham, Berkshire

RG40 1AU

Tel: 0118 977 6776

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[www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)

## Crowthorne Sales

28 Dukes Ride,

Crowthorne, Berkshire

RG45 6LT

Tel: 01344 779 999

[crowthorne@michael-hardy.co.uk](mailto:crowthorne@michael-hardy.co.uk)

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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, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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