



Upper Broadmoor

- Garden Cabin With Three Versatile Options
- Large Private Garden
- Private Driveway parking
- Fully Refurbished Throughout
- Potential To Extend STPP

Offers In Excess Of £550,000

- Three Double Bedrooms
- Walking Distance To Crowthorne Highstreet
- South Facing Garden Backing Onto Woodland
- Large Rear Extension
- 3 Bedroom Semi-Detached



Tenure: Freehold

HUNTERS®
HERE TO GET *you* THERE

Upper Broadmoor Road, Crowthorne

DESCRIPTION

Set on the ever-popular Upper Broadmoor Road, just moments from Crowthorne High Street, this well-presented three-bedroom semi-detached home enjoys a superb village-centre location with shops, cafés and schools all within easy walking distance.

The property has been thoughtfully updated by the current owners and offers a bright, modern feel throughout. At the rear, a lovely extension creates a spacious dining area with French doors opening onto the garden, while the front living room provides a cosy retreat. There's also a refitted kitchen, a downstairs cloakroom and a contemporary family bathroom. Upstairs, all three bedrooms are well-sized, making the layout ideal for families or home working.

The south-facing garden is a real standout—attractively landscaped and backing directly onto woodland for privacy and a peaceful outlook. A raised decking area with a covered bar makes it perfect for entertaining. At the far end of the garden sits a versatile cabin, divided into three areas and currently used as a home office, extra bedroom and relaxation space.

To the front, the property benefits from off-road parking for two cars on a gravel driveway.

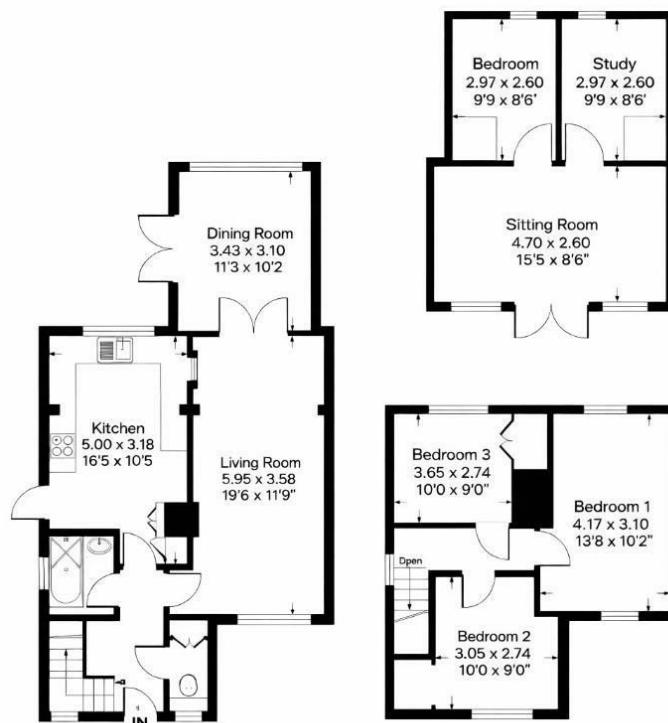
Upper Broadmoor Road is one of Crowthorne's most sought-after addresses, combining a strong community feel with excellent schools, woodland walks and great commuter links via Crowthorne station, the M3 and M4. Overall, this is a fantastic home in an exceptional location.



Floorplan for Upper Broadmoor Road

Total area approx: 118.5 sq meters (1,277 sq, includ outbuilding)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale, and for illustrative purposes only. We make no representation as to the accuracy or completeness of this floor plan.



Council Tax: D

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

43c Peach Street, Wokingham, RG40 1XJ

Tel: 0118 979 5618 Email:

wokingham@hunters.com <https://www.hunters.com>



HUNTERS®
HERE TO GET *you* THERE