



**sears**  
property, clear & simple

1 Bedroom Maisonette  
Portia Grove, Warfield,  
Berkshire, RG42 3TS

Offers in Excess of  
£200,000

Leasehold



*scan to view full details*



**\*\* SOUGHT AFTER LOCATION \*\*** An attractive and well presented one bedroom maisonette property set in the highly desirable area of Warfield. This one bedroom maisonette is incredibly deceptive in its size and it offers a generous amount of living accomodation.

*helping you get a move on!*

## about the property...

**\*\* SOUGHT AFTER LOCATION \*\*** An attractive and well presented one bedroom maisonette property set in the highly desirable area of Warfield. This one bedroom maisonette is incredibly deceptive in its size and it offers a generous amount of living accommodation including a split dining and lounge area along with a fully fitted kitchen. To the rear of the property there is a double bedroom and main bathroom. Throughout it offers good storage both inside and out, whilst boasting a small communal front and side garden along with one off road parking space. Set in a court yard setting it provides a quiet and secure location, there are nearby bus routes and the newly regenerate Bracknell Town centre is only a stones throw away.

### Entrance -

Porch cover with door leading to.

### Living Room - 12'7" (3.84m) x 11'6" (3.51m)

Front elevation double glazed window, side elevation double glazed window, TV point, BT point, radiator.

### Dining Area - 11'3" (3.43m) x 9'8" (2.95m)

Side elevation double glazed window, built in under stairs cupboard.

### Kitchen - 8'9" (2.67m) x 6'4" (1.93m)

Side elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, inset stainless steel sink and drainer with mixer tap over, four ring hob and oven with extractor hood above, space for washing machine, upright fridge/freezer, part tiled walls.

### Inner Hall -

Built in airing cupboard, doors to all rooms.

### Master Bedroom - 9'7" (2.92m) x 9'0" (2.74m)

Side elevation double glazed window, built in wardrobe with hanging space and shelving, radiator.

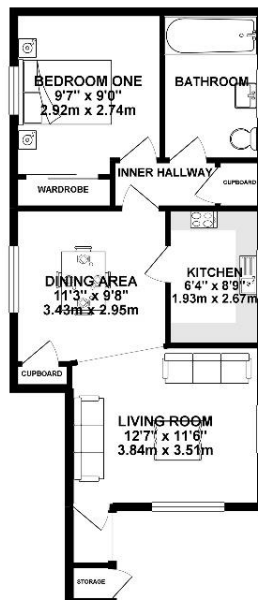
### Bathroom -

Side elevation double glazed frosted window, low level WC, pedestal hand wash basin, panel enclosed bath with attachment over, part tiled walls, tiled flooring, heated towel rail,

**Outside -** Communal gardens. Purpose built storage unit.

**Parking -** Allocated parking space for one vehicle.

GROUND FLOOR



**PLEASE NOTE** WE HAVE NOT TESTED ANY APPARATUS, FIXTURES, FITTINGS, OR SERVICES. INTERESTED PARTIES MUST UNDERTAKE THEIR OWN INVESTIGATION INTO THE WORKING ORDER OF THESE ITEMS. ALL MEASUREMENTS ARE APPROXIMATE AND PHOTOGRAPHS PROVIDED FOR GUIDANCE ONLY.

*we're here to help if you've any questions about this property...*

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