

Merlin Way, Jennett`s Park

Price  
£1,550 pcm

To Let



\*\* DETACHED FAMILY HOME  
\*\* Located close to the Peacock Meadows is this four bedroom detached family home. Downstairs comprises of a large kitchen/breakfast room, utility room, living room and separate dining area. Upstairs there are four bedrooms. The master bedroom is a generous size with En-Suite shower room, while bedrooms two, three and four share the use of the family bathroom. Outside is a landscaped garden with front and rear access. The property also benefits from allocated parking for two vehicles. This property is available from the beginning on August on an unfurnished basis.

**\*\* DETACHED FAMILY HOME \*\*** Located close to the Peacock Meadows is this four bedroom detached family home. Downstairs comprises of a large kitchen/breakfast room, utility room, living room and separate dining area. Upstairs are the four bedrooms. Available now on an unfurnished basis.

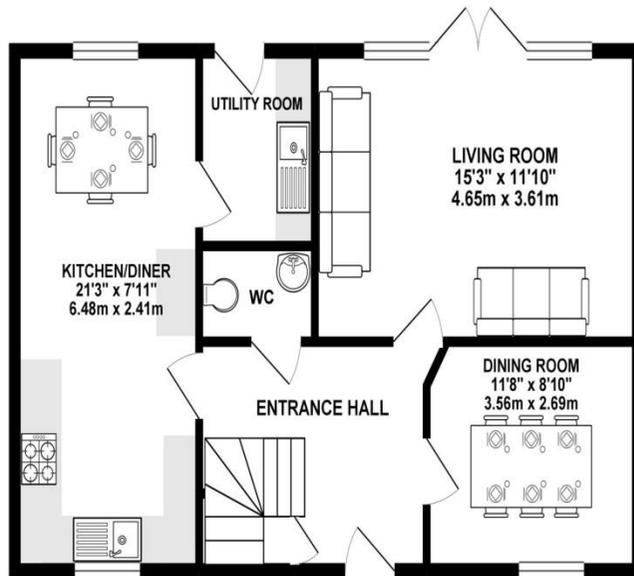




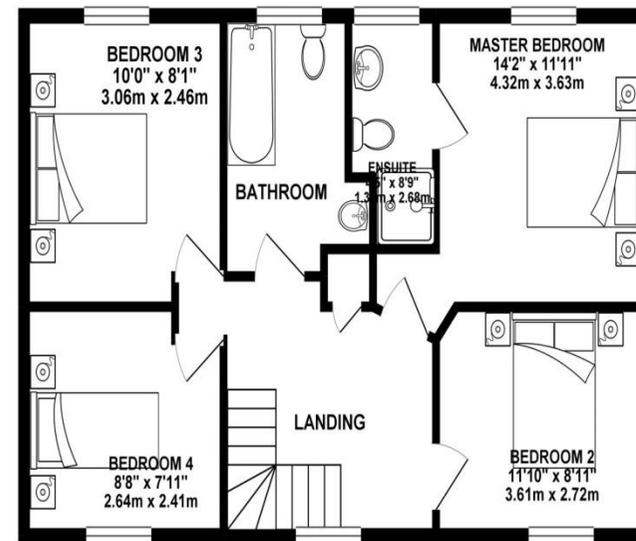
- Four Bedrooms
- Detached
- En-Suite Shower Room To Master Bedroom
- Two Receptions Rooms
- Fitted Kitchen and Utility Room
- Sought After Location
- Unfurnished
- Available From 01/08/19



GROUND FLOOR



1ST FLOOR



EPC ratings: **C**

CTax band: **Yellow**





### Entrance

Doors to all ground floor rooms, stairs rising to first floor, radiator.

**Living Room** 15'3" (4.65m) x 11'10" (3.61m)  
Rear elevation double glazed window, TV point, BT point, radiator.

**Dining Room** 11'8" (3.56m) x 8'10" (2.69m)  
Front elevation double glazed window, radiator.

**Kitchen** 21'3" (6.48m) x 7'11" (2.41m)  
Front elevation double glazed window, rear elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, stainless steel sink and drainer with mixer tap over, integrated four ring hob with extractor hood above, integrated oven, integrated dishwasher, integrated washing machine, integrated fridge/freezer.

**First Floor Landing**  
Front elevation double glazed window, doors to all first floor rooms, radiator.

**Master Bedroom** 14'2" (4.32m) x 11'11" (3.63m)  
Rear elevation double glazed window, radiator.

**En Suite**  
Rear elevation double glazed frosted window, low level WC, pedestal hand wash basin with mixer tap over, separate cubicle with attachment over.

**Bedroom Two** 11'10" (3.61m) x 8'11" (2.72m)  
Front elevation double glazed window, radiator.

**Bedroom Three** 10'0" (3.05m) x 8'1" (2.46m)  
Rear elevation double glazed window, radiator.

**Bedroom Four**  
8'8" (2.64m) x 7'11" (2.41m)  
Front elevation double glazed window, radiator.

**Bathroom**  
Rear elevation double glazed frosted window, low level WC, pedestal hand wash basin with mixer tap over, panel enclosed bath with mixer tap and attachment over, part tiled walls.

**Outside**  
**To the Front**  
Courtesy path to front door.

**To the Rear**  
Mainly laid to lawn with patio area, rear access.

**Carport**  
Carport for one vehicle.



## appointment to view

date: ..... time: .....

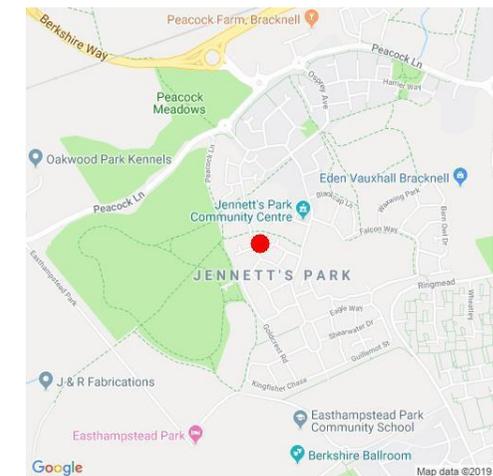
viewing with...

owner: .....

sears agent: .....



## locate the property



scan with your smartphone or tablet for full property details



THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. ALL STATEMENTS IN THESE DETAILS ARE MADE WITHOUT LIABILITY ON THE PART OF SEARS PROPERTY OR THE SELLER.

THEY SHOULD NOT BE RELIED UPON AS A STATEMENT OR REPRESENTATION OF FACT AND, ALTHOUGH BELIEVED TO BE CORRECT, ARE NOT GUARANTEED AND FORM NO PART OF AN OFFER OR CONTRACT.

ANY INTENDING BUYERS MUST SATISFY THEMSELVES AS TO THEIR CORRECTNESS. PLEASE NOTE THAT ALL APPLIANCES AND HEATING SYSTEMS ARE NOT TESTED BY SEARS PROPERTY AND THEREFORE NO WARRANTIES CAN BE GIVEN AS TO THEIR GOOD WORKING ORDER.



## we're here to help

If you've any further questions, please speak to this property's dedicated agent directly:

Daniel Sear on 01344 481111

01344 481111

12 High Street, Bracknell, Berkshire RG12 1LL

searsproperty.co.uk hello@searsproperty.co.uk find sears property on facebook @searsproperty

REGISTERED OFFICE: 73 HIGH STREET, ALDERSHOT, HAMPSHIRE, GU11 1BY. REGISTERED IN ENGLAND AND WALES NO. 07158638 VAT NO. 989485042

rightmove.co.uk

PrimeLocation.com

Zoopla.co.uk

sears select by sears property

