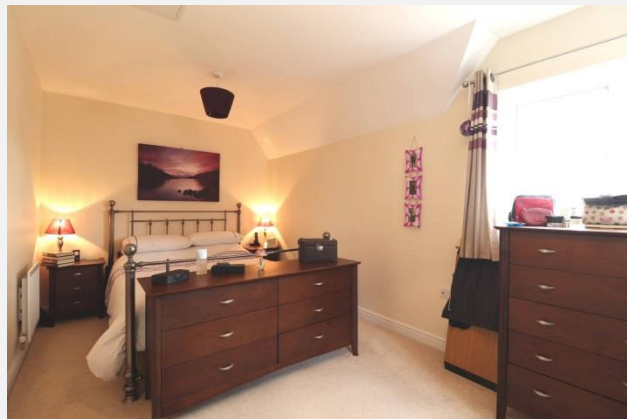




**\*\* UNIQUE TOWNHOUSE BUILT BY REDROW \*\*** This four bedroom townhouse is a one off design by Redrow benefiting from additional windows flooding the rooms with natural light. Comprising of a large kitchen/diner with integrated Smeg appliances, W/C, utility cupboard and a generous living room with patio doors onto the garden. To the first floor is bedroom two and three which are both good size double rooms, the study and family bathroom. The second floor comprises of the master bedroom and bedroom 4. The master suite is a good size with inbuilt wardrobes and a large En-Suite with additional storage. There are two side by side car ports allocated to the property. The property is available from the 6th August 2019 on an unfurnished basis.

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Bracknell is a town and civil parish in the Borough of Bracknell Forest in Berkshire, England. It lies 11 miles (18 km) to the southeast of Reading, 10 miles (16 km) southwest of Windsor and 30 miles (48 km) west of central London. The town has a population of 52,696. The town is surrounded, on the east and south, by the vast expanse of Swinley Woods and Crowthorne Woods. Bracknell has two railway stations, Bracknell and Martins Heron, both of which are on the Waterloo to Reading Line, originally built by the London and South Western Railway and now operated by South West Trains. As a consequence of the frequent service on this line, Bracknell is now a major commuter centre with its residents travelling in both directions (westwards to Reading and eastwards to London (Waterloo)).



Four Bedrooms



Unique Design With Additional Windows



En-Suite To Master Bedroom



Townhouse Design



Study



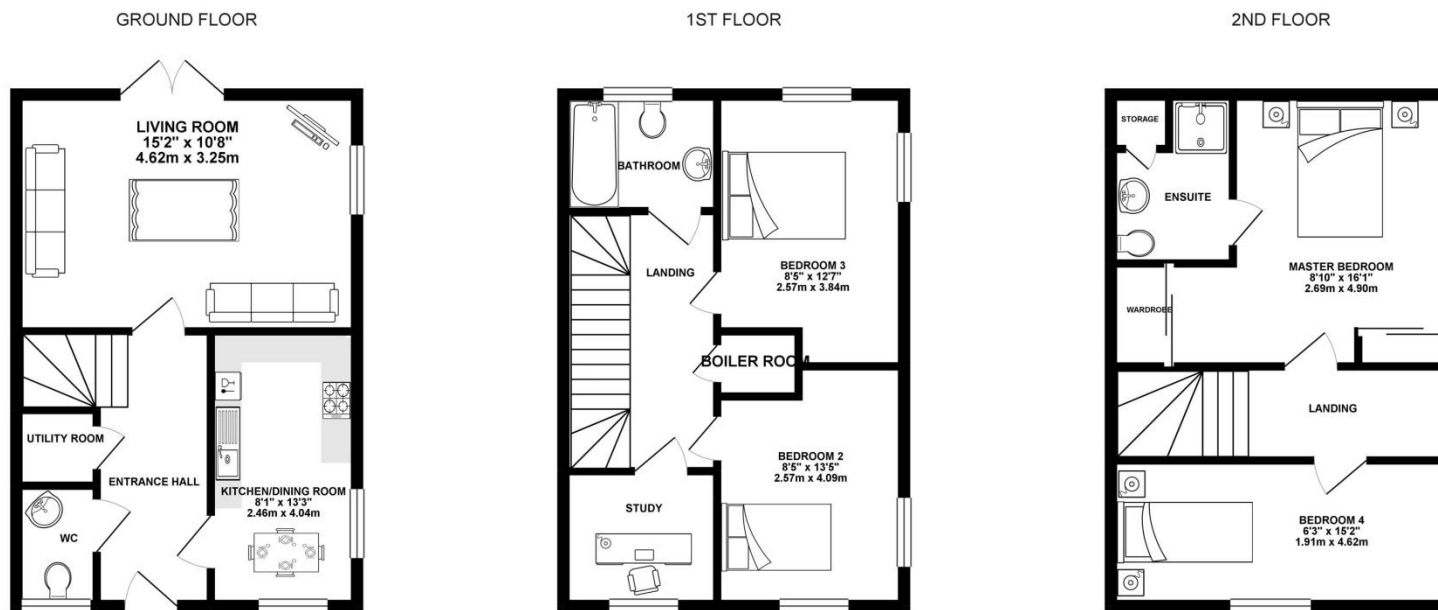
Carport For Two Vehicles



Available from 6th August 2019



Unfurnished



EPC ratings: **B**

CTax band:





#### Entrance

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

#### Living Room 15'2" (4.62m) x 10'8" (3.25m)

Rear elevation double glazed window, Side elevation double glazed window, TV point, BT point, wood flooring, radiator.

#### Downstairs WC

Front elevation double glazed frosted window, low level WC, hand wash basin with mixer tap over, radiator.

#### Kitchen 13'3" (4.04m) x 8'1" (2.46m)

Front elevation double glazed window, side 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 and oven with extractor hood above, integrated dishwasher, integrated fridge/freezer, tiled flooring.

#### Utility Room

Space for washing machine, space for tumble dryer.

#### First Floor Landing

Doors to all first floor rooms.

#### Study 6'5" (1.96m) x 5'10" (1.78m)

Front elevation double glazed window, BT point, radiator.

#### Bedroom Two 13'5" (4.09m) x 8'5" (2.57m)

Front elevation double glazed window, side elevation double glazed window, carpeted, radiator.

#### Bedroom Three 12'7" (3.84m) x 8'5" (2.57m)

Rear elevation double glazed window, side elevation double glazed window, carpeted, radiator.

#### Bathroom

Front elevation double glazed frosted window, low level WC, pedestal sink with mixer tap over, panel enclosed bath with mixer tap and attachment over, part tiled walls, heated towel rail.

#### Second Floor Landing

Doors to all second floor rooms.

#### Master Bedroom 16'1" (4.9m) x 8'10" (2.69m)

Side elevation double glazed window, two fitted wardrobes with hanging space and shelving, BT point, carpeted, radiator.

#### En Suite

Low level WC, hand wash basin with mixer tap over, separate cubicle with attachment over, tiled flooring, heated towel rail.

#### Bedroom Four 15'2" (4.62m) x 6'3" (1.91m)

Front elevation double glazed window, radiator.

#### Outside

#### To the Front

Courtesy path to front door.

#### To the Rear

Mainly laid to lawn with patio area, rear access, power.

#### Parking

Parking for two vehicles and carport.



## appointment to view

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

viewing with...



owner: .....



sears agent: .....



## locate the property



scan with your  
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or tablet for  
full property  
details



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## we're here to help

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

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