



**** EXTENDED AND IMPROVED TO A VERY HIGH STANDARD **** Sears property are delighted to offer to the market this rarely available four/five bedroom family home which is presented in immaculate decorative order and has undergone numerous improvements from its current owners. To the ground floor the spacious and versatile living accommodation includes two/three reception rooms, 21ft re-fitted kitchen/breakfast room with granite work surfaces. On one side of the property there is a second further kitchen and bathroom with an adaptable reception room creating great annex potential. To the first floor there are four good sized bedrooms, re-fitted family bathroom and re-fitted En-Suite shower room to the master bedroom which also boast a Juliet balcony overlooking the rear garden. The property comes with the additional benefit of a large, private and mature rear garden along with off road parking for three/four vehicles.

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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/Five Bedrooms



Re-Fitted Family Bathroom



Two/Three Reception Rooms



Re-Fitted En-Suite Bathroom



21ft Re-Fitted Kitchen/Breakfast Room



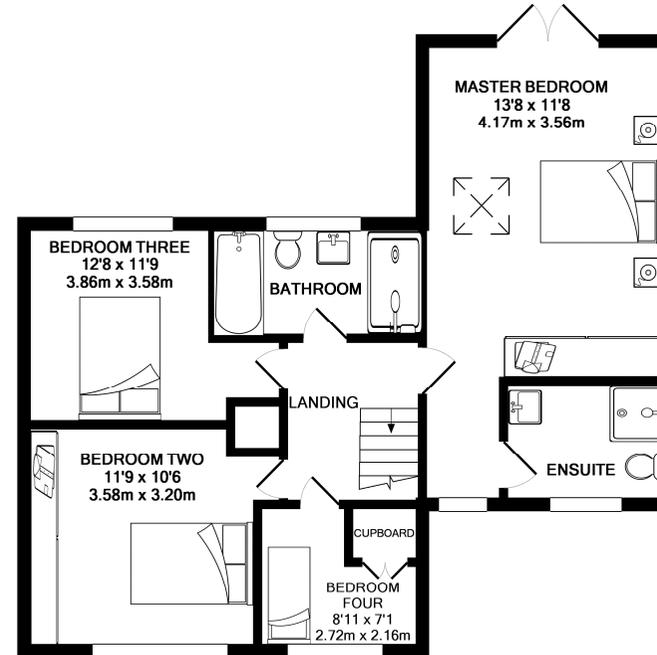
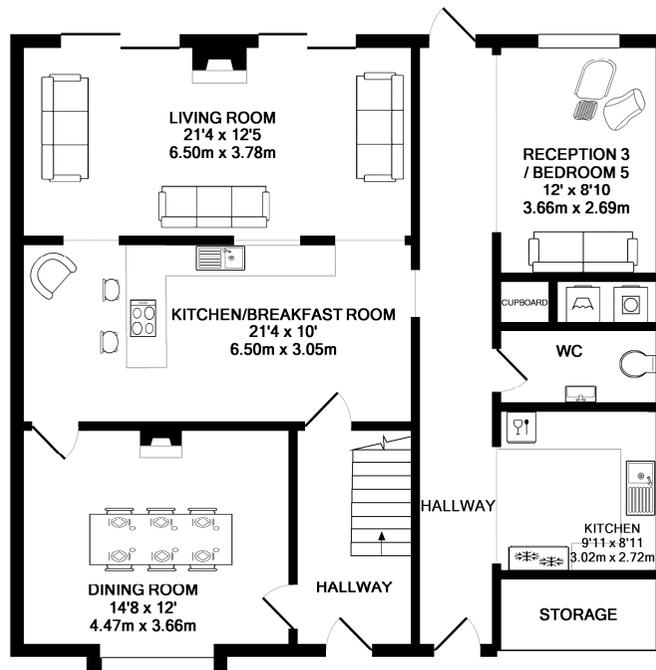
Sought After Location



Re-Fitted Downstairs Bathroom



Potential For Annex



EPC ratings:



CTax band:



Entrance Hall

Doors to kitchen and dining room, stairs to first floor, telephone point, radiator, real wood flooring.

Lounge 21'4" (6.5m) x 12'5" (3.78m)

Two double glazed patio doors to garden, TV point, tiled flooring, two radiators.

Dining Room 14'8" (4.47m) x 12'0" (3.66m)

Front elevation double glazed bay window, radiator.

Re-Fitted Kitchen/Breakfast Room 21'4" (6.5m) x 10'0" (3.05m)

A range of eye and base level units with granite work surfaces, one and a half bowl sink with drainer and mono block over, integrated dishwasher, integrated double oven with halogen touch control hob, breakfast bar, integrated wine chiller, tiled flooring.

Bedroom Five/Third Reception Room 12'0" (3.66m) x 8'10" (2.69m)

Double glazed door to garden, rear elevation double glazed window, tiled flooring, radiator.

Second Kitchen 9'11" (3.02m) x 8'11" (2.72m)

A range of base level units with rolled edge work surfaces, sink and drainer with mixer tap over, space for American style fridge/freezer, further appliance space, tiled flooring, part tiled walls.

Re-Fitted Downstairs Bathroom

Low level WC, vanity mounted sink with mixer tap over, tiled flooring, tiled walls, heated towel rail, cupboard with space and plumbing for washing machine and further appliance space.

First floor landing

Side elevation double glazed window, doors to bedrooms and bathroom, access to loft, airing cupboard with shelving.

Master Bedroom 13'8" (4.17m) x 11'8" (3.56m)

Double glazed French doors to Juliet balcony, velux skylight window, wall to wall wardrobes with hanging space and shelving, two radiators, TV point.

Re-Fitted En-Suite

Front elevation double glazed frosted window, shower cubicle with mixer shower unit over, low level WC, pedestal hand wash basin with mixer tap over, tiled walls, heated towel rail.

Bedroom Two 11'9" (3.58m) x 10'6" (3.2m)

Rear elevation double glazed window, radiator.

Bedroom Three 12'8" (3.86m) x 11'9" (3.58m)

Front elevation double glazed window, wall to wall wardrobes with hanging space and shelving, radiator.

Bedroom Four 8'11" (2.72m) x 7'11" (2.41m)

Front elevation double glazed window, bulk head storage cupboard with hanging space and shelving, radiator, laminate flooring.

Re-Fitted Family Bathroom

Rear elevation double glazed frosted window, panel enclosed bath with mixer shower unit over, separate double length shower cubicle, vanity mounted sink with mixer tap over and cupboards below, low level WC, tiled flooring, part tiled walls, heated towel rail.

Outside

To The Front

An open plan front garden with block paved driveway for up to three vehicles and further area laid to shingle.

To The Rear

A mature and completely secluded rear garden which is of a westerly aspect with large patio and decking areas and the remainder mainly laid to lawn with a well tended variety of trees, plants and shrubs.

Garage

Part converted with storage and up and over door.

appointment to view

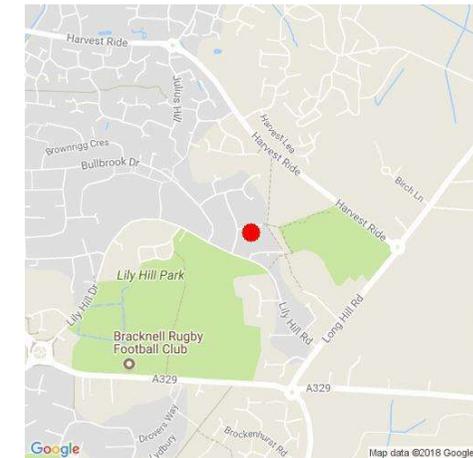
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viewing with...

owner:

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full property
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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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