



**sears**  
property, clear & simple

3 Bedroom Semi-Detached  
Melrose, Bracknell, Berkshire  
RG12 7LF

Offers in Excess  
of £340,000

Freehold



*scan to view full details*



**\*\* IMPRESSIVE FAMILY HOME \*\*** A stunning and well presented three bedroom semi-detached family home which has undergone a full make over. Recently the property has had a newly installed kitchen and bathroom with the entire property being completely redecorated throughout along with new doors.

*helping you get a move on!*

## about the property...

**\*\* IMPRESSIVE FAMILY HOME \*\*** A stunning and well presented three bedroom semi-detached family home which has undergone a full make over. Recently the property has had a newly installed kitchen and bathroom with the entire property being completely redecorated throughout along with new doors, new windows, boiler and loft insulation. Deceptive in its size, it offers two reception rooms, conservatory, fully fitted kitchen with utility room and downstairs w.c. Upstairs the property offers three double bedrooms along with built in wardrobes and main family bathroom. Outside there are both front and rear well landscaped gardens, there is also a nearby garage in a block along with off road parking for one vehicle. Situated in the desirable area of Birch Hill with easy access to nearby amenities, schools and transport links.

### Entrance -

Stairs rising to first floor, tiled flooring, doors to all rooms, radiator.

### W.C -

Side elevation double glazed frosted window, low level w.c, corner hand wash basin, tiled flooring, radiator.

### Living Room - 13'5" (4.09m) x 10'8" (3.25m)

Front elevation double glazed window, wood effect flooring, TV and BT point, radiator

### Dining Room - 11'0" (3.35m) x 9'7" (2.92m)

Rear elevation double glazed sliding doors leading out to conservatory, wood effect flooring, radiator.

### Re-Fitted Kitchen - 10'4" (3.15m) x 9'1" (2.77m)

Rear elevation double glazed window, rear elevation double glazed door leading to conservatory, a range of eye and low level kitchen units with solid wood work surfaces, inset sink with drainer, built in four ring hob with oven and extractor hood over, space and plumbing for dishwasher, tiled flooring, part tiled walls.

### Utility Room -

Space and plumbing for washing machine, further appliance space, tiled flooring.

### Conservatory -

Side elevation double glazed window, side elevation double glazed door to garden,

### Landing -

Built in airing cupboard

### Master Bedroom - 12'3" (3.73m) x 10'9" (3.28m)

Front elevation double glazed window, built in wardrobe with hanging and shelving space, wood effect flooring, TV point, radiator.

### Bedroom Two - 13'11" (4.24m) x 9'7" (2.92m)

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

### Bedroom Three - 11'9" (3.58m) x 7'1" (2.16m)

Front elevation double glazed window, built in airing cupboard with hanging and shelving space, wood effect flooring, radiator.

### Re-Fitted Bathroom -

Rear elevation double glazed frosted window, built in low level w.c, built in hand wash basin with storage, panel enclosed P-shape bath with shower attachment, tiled flooring, tiled walls, heated towel rail.

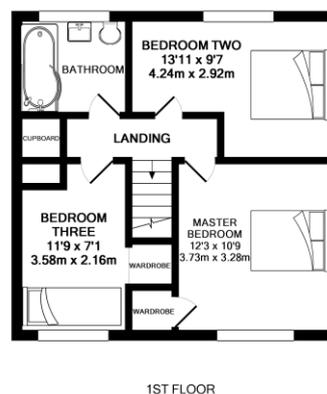
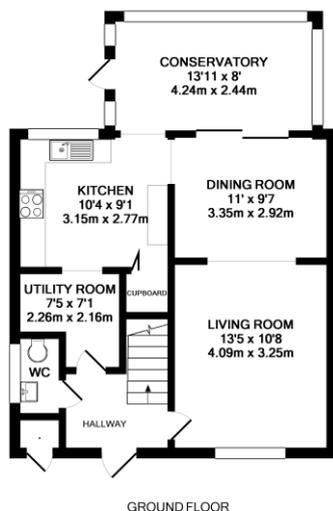
### Outside -

### Rear -

Mainly laid to lawn, decking social area, side gate, raised flower bed borders, rear gate with footpath, mature hedge surrounds.

### Front -

Courtesy footpath leading to front door, mainly laid to lawn, hedge boundaries.



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**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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