



**sears**  
property, clear & simple

2 Bedroom

Semi-Detached, Bungalow

Knightswood, Bracknell,

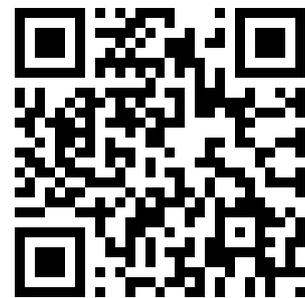
Berkshire, RG12 7ZS

Price £325,000

Freehold



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\*\* AN EXTENDED BUNGALOW WITH LARGER THAN AVERAGE REAR GARDEN  
\*\* Set in the popular Birch Hill area is this wonderfully presented two bedroom semi detached bungalow located on a cul de sac close to local shops and amenities. The property is within walking distance to the stunning views of South Hill Park.

helping you get a move on!

## about the property...

**\*\* AN EXTENDED BUNGALOW WITH LARGER THAN AVERAGE REAR GARDEN \*\*** Set in the popular Birch Hill area is this wonderfully presented two bedroom semi detached bungalow located on a cul de sac close to local shops and amenities. The property is within walking distance to the stunning views of South Hill Park and offers excellent transport links via local bus routes and both M3 and M4 motorways. The current owners have transformed the home to create a spacious 18ft dining room with other features including:- 20ft living room, 10ft kitchen, re-fitted shower room, larger than average rear garden and a garage located in a nearby block.

### Porch -

Door to entrance, wood effect flooring.

### Entrance -

Door to living room, wood effect flooring.

### Living Room - 19'11" (6.07m) x 9'10" (3m)

Front elevation double glazed bay window, TV point, BT point, wood effect flooring, electric radiator.

### Hallway -

Doors to all ground floor rooms, airing cupboard with shelving space, wood effect flooring.

### Kitchen - 10'7" (3.23m) x 7'7" (2.31m)

Front elevation window, a range of eye and base level units with rolled edge work surfaces, stainless steel sink and drainer with mixer tap over, space for oven, space and plumbing for washing machine, space for fridge/freezer, larder, part tiled walls, wood effect flooring.

### Dining Room - 18'6" (5.64m) x 8'8" (2.64m)

Side elevation double glazed window, rear elevation double glazed French doors, electric radiator.

### Master Bedroom - 14'2" (4.32m) x 8'9" (2.67m)

Rear elevation double glazed window, electric radiator.

### Bedroom Two - 8'9" (2.67m) x 7'1" (2.16m)

Rear elevation double glazed window.

### Shower Room -

Side elevation double glazed frosted window, low level WC, vanity unit sink with mixer tap over, double shoe cubicle with attachment over, fully tiled walls, tiled flooring, heated towel rail.

### Outside -

### To The Front -

Areas laid to shingle and patio, courtesy path to front door.

### To The Rear -

A private and enclosed rear garden laid mostly to lawn with areas laid to patio and shingle, hedge borders, gated side access.

### Garage -

Located In a nearby block with an up and over door.



**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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