



**\*\* A DECEPTIVELY LARGE FAMILY HOME SET IN A HIGHLY SOUGHT AFTER LOCATION \*\*** Set in the incredibly desirable area of Sunningdale - Ascot, we have this excellent family home offering a very generous amount of space, deceptive from the outside the property offers large living accommodation which includes two reception rooms, large kitchen diner, two downstairs shower rooms and a large entrance hall. Upstairs there are four bedrooms along with main family bathroom, downstairs there is a fifth bedroom along with En-Suite. The property offers scope to extend over the garage (STPP), currently the property has been extended to the rear with the garage partially converted. Outside there is ample off road parking along with a private enclosed rear garden. Sunningdale offers an array of amenities, strong sense of community and good nearby schools.

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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))



Detached Family Home



En-Suite Shower Room



Five Bedrooms



Large Living Accommodation



Highly Sought After Location



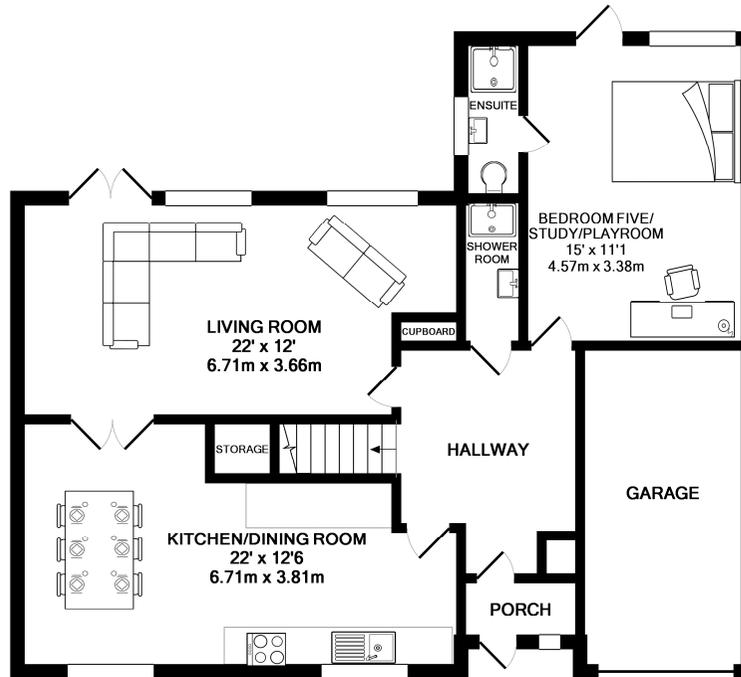
Off Road Parking



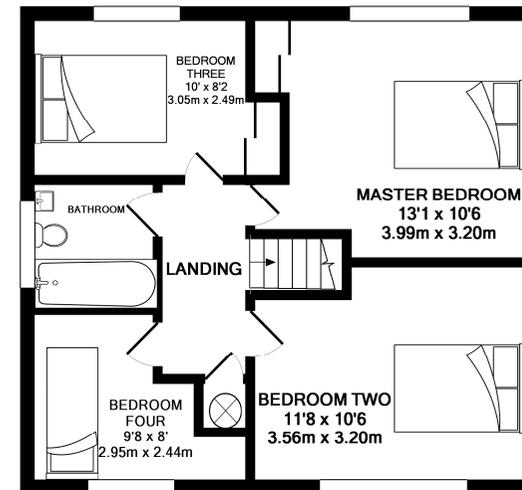
Scope To Extend (STPP)



Private Enclosed Rear Garden



GROUND FLOOR



1ST FLOOR

EPC ratings:



CTax band:



**Porch**  
Dual front elevation double glazed window, door to hall.

**Hallway 10'4" (3.15m) x 10'2" (3.1m)**  
Built in storage cupboard, stairs to first floor, built in storage cupboard, wood effect flooring, doors to all ground floor rooms, radiator.

**Downstairs Shower Room**  
Low level WC, built in wash hand basin, separate shower cubicle, fully tiled walls, tiled flooring, heated towel rail.

**Lounge 22'0" (6.71m) x 12'0" (3.66m)**  
Rear elevation double glazed window, rear elevation double glazed door to garden, TV point, BT point, wood effect flooring, two radiators.

**Kitchen Diner 22'0" (6.71m) x 12'6" (3.81m)**  
Dual front elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, inset stainless steel sink and drainer, built in four ring hob and oven with extractor hood above, space for washing machine, space for dishwasher, wall mounted sink.

**Dining Room**  
Front elevation double glazed window, wood effect flooring, radiator.

**Bedroom Five/Playroom 15'0" (4.57m) x 11'1" (3.38m)**  
Rear elevation double glazed window, rear elevation double glazed door to garden, BT point, TV point, wood effect flooring, radiator.

**En-Suite**  
Rear elevation double glazed frosted window, low level WC, built in wash hand basin, separate shower cubicle, tiled flooring, part tiled walls, heated towel rail.

**First Floor Landing**  
Built in airing cupboard, loft hatch, wood effect flooring, doors to all first floor rooms.

**Master Bedroom 13'1" (3.99m) x 10'6" (3.2m)**  
Side elevation double glazed window, rear elevation double glazed window, built in wash hand basin, TV point, wood effect flooring, radiator.

**Bedroom Two 11'8" (3.56m) x 10'6" (3.2m)**  
Front elevation double glazed window, built in wardrobe with hanging and shelving space, TV point, wood effect flooring, radiator.

**Bedroom Three 10'0" (3.05m) x 8'2" (2.49m)**  
Rear elevation double glazed window, built in wardrobe with hanging and shelving space, wood effect flooring, radiator.

**Bedroom Four 9'8" (2.95m) x 8'0" (2.44m)**  
Front elevation double glazed window, built in wardrobe with hanging and shelving space, wood effect flooring, radiator.

**Bathroom**  
Side elevation double glazed frosted window, built in hand wash basin, built in low level WC, panel enclosed bath with shower attachment over, tiled flooring, fully tiled walls, heated towel rail.

**Outside**  
**To The Rear**  
Patio area, mainly laid to lawn, private, side gate.

**Garage**  
Small storage to front, up and over door.

## appointment to view

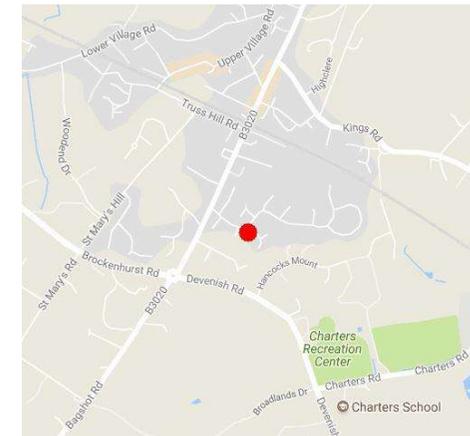
date: ..... time: .....

viewing with...

owner: .....

sears agent: .....

## locate the property



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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:

Robert Franklin on 01344 481111

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