



**\*\* RARELY AVAILABLE AND NO ONWARD CHAIN \*\*** Set in one of Bracknell's most sought after roads and only a short walk from Bracknell town centre is this spacious four bedroom detached family home. The property is in need of some modernisation but offers a wonderful opportunity for a new owner to put their own stamp on the interior. There are excellent transport links via both M3 and M4 motorways and Bracknell mainline train station, approximately a ten minute walk away, making this an ideal location for commuters and with local schools and amenities close by to accommodate families. Features include:- 23ft living/dining room, study, downstairs cloakroom, ensuite to the master bedroom, a larger than average private south facing rear garden, garage and driveway parking. Viewings are highly recommended.

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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



Downstairs Cloakroom & Ensuite



Detached Family Home



Private Rear Garden



23ft Living/Dining Room



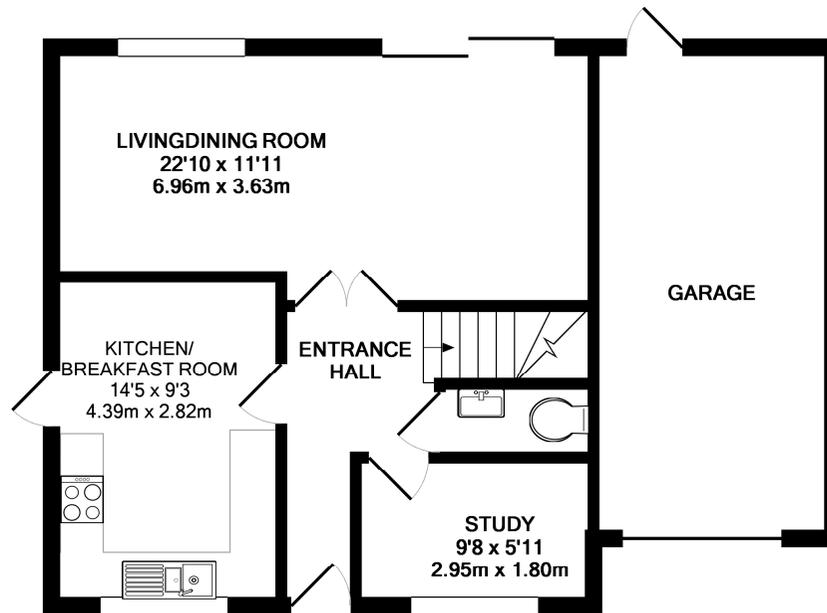
Garage & Driveway Parking



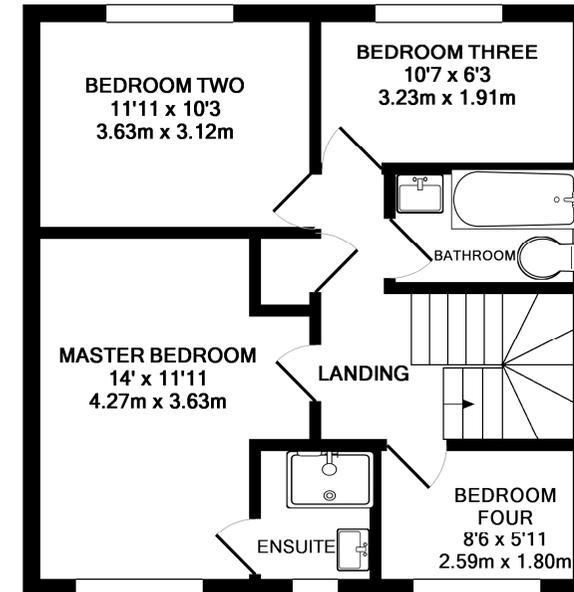
Study



No Onward Chain



GROUND FLOOR



1ST FLOOR

EPC ratings: 

CTax band: 





### Entrance

Doors to all first floor rooms, stairs to first floor, radiator.

### Downstairs Cloakroom

Side elevation double glazed frosted window, low level WC, wall mounted sink with twin taps over, radiator.

### Living/Dining Room 22'10" (6.96m) x 11'11" (3.63m)

Rear elevation double glazed window, rear elevation double glazed patio doors, TV point, feature fireplace, two radiators.

### Kitchen 14'5" (4.39m) x 9'3" (2.82m)

Front elevation double glazed window, side elevation double glazed door, a range of eye and base level units with rolled edge work surfaces, stainless steel sink and drainer with twin taps over, space for oven and hob with extractor hood above, space and plumbing for washing machine, space for fridge/freezer, part tiled walls, vinyl flooring, radiator.

### Study 9'8" (2.95m) x 5'11" (1.8m)

Rear elevation double glazed window, BT point, radiator.

### First Floor Landing

Doors to all first floor rooms, airing cupboard with shelving space, loft hatch.

### Master Bedroom 14'0" (4.27m) x 11'11" (3.63m)

Front elevation double glazed window, radiator.

### En-Suite

Front elevation double glazed frosted window, shower cubicle with attachment over, pedestal sink with mixer tap over, fully tiled walls, radiator.

### Bedroom Two 11'11" (3.63m) x 10'3" (3.12m)

Rear elevation double glazed window, radiator.

### Bedroom Three

10'7" (3.23m) x 6'3" (1.91m)

Rear elevation double glazed window, radiator.

### Bedroom Four 8'6" (2.59m) x 5'11" (1.8m)

Front elevation double glazed window, radiator.

### Bathroom

Side elevation double glazed frosted window, low level WC, pedestal sink with twin taps over, panel enclosed bath with mixer tap and shower attachment over, part tiled walls, radiator.

### Outside

#### To The Front

Laid to lawn, driveway parking for two vehicles, courtesy path to front door.

#### To The Rear

A larger than average private rear garden laid mostly to lawn with areas laid to patio, courtesy path to gated rear access, a selection of plants and shrubs and further gated side access.

### Garage

With up and over door and light and power.



## appointment to view

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

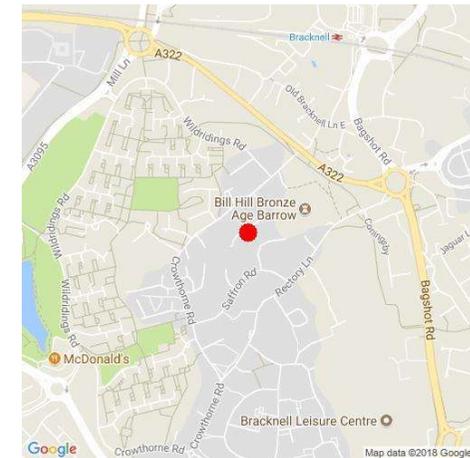
viewing with...

owner: .....

sears agent: .....



## locate the property



scan with your smartphone 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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