



**sears**  
property, clear & simple

4 Bedroom Detached  
Tawfield Bracknell  
Berkshire RG12 8YU  
Offers in Excess of  
£465,000  
Freehold



*scan to view full details*



**\*\* OPEN HOUSE SATURDAY 12TH MAY BETWEEN 1PM - 2 PM \*\*** Set on a rarely available and highly sought after road is this stunningly presented and extended four bedroom detached family home.

*helping you get a move on!*

## about the property...

**\*\* OPEN HOUSE SATURDAY 12TH MAY BETWEEN 1PM - 2 PM \*\*** Set on a rarely available and highly sought after road is this stunningly presented and extended four bedroom detached family home. The property has been greatly improved by the current owners turning the original three bedroom design in to a wonderfully unique home ideal for larger families and perfect for hosting while the downstairs fourth bedroom with En-Suite shower room creates a potential annex space. Other features include:- 17ft living room, 20ft open plan kitchen/breakfast room flowing in to a conservatory, 15ft dining room, utility room, private and enclosed rear garden with bar area and driveway parking for two vehicles. Locally there are shops, schools and amenities within walking distance and both M3 and M4 motorways are easily accessible. No onward chain complications.

### Entrance Hall -

Door to living room, storage cupboard, wood effect flooring.

### Living Room - 16'10" (5.13m) x 12'2" (3.71m)

Front elevation double glazed window, stairs to first floor, TV point, BT point, wood effect flooring, radiator.

### Kitchen/Breakfast Room - 20'1" (6.12m) x 9'1" (2.77m)

Rear elevation double glazed window, a range of eye and base level units with granite work surfaces, porcelain sink with drainer and mixer tap over, integrated double oven with five ring gas hob and extractor hood above, integrated dishwasher, space for fridge/freezer, wood effect flooring, radiator.

### Dining Room - 15'1" (4.6m) x 9'9" (2.97m)

Rear elevation double glazed window, front elevation double glazed door, TV point, feature fire place.

### Conservatory - 9'9" (2.97m) x 9'2" (2.79m)

Side elevation double glazed French doors, wood effect flooring.

### Utility Room -

Rear elevation double glazed door, rear elevation double glazed window, space and plumbing for washing machine, space for tumble dryer, wood effect flooring.

### Bedroom Four - 15'10" (4.83m) x 11'1" (3.38m)

Front elevation double glazed window, TV point, fitted wardrobe with shelving and hanging space, radiator.

### En-Suite -

Rear elevation double glazed frosted window, double shower cubicle with attachment over, fully tiled walls, tiled flooring, heated towel rail.

### Separate Cloakroom -

Low level WC, vanity unit with mixer tap over, part tiled walls, tiled flooring.

### First Floor Landing -

Side elevation double glazed window, doors to all first floor rooms, storage cupboard with shelving space.

### Master Bedroom - 12'10" (3.91m) x 10'6" (3.2m)

Front elevation double glazed window, wood effect flooring, radiator.

### Bedroom Two - 14'4" (4.37m) x 8'8" (2.64m)

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

### Bedroom Three - 9'10" (3m) x 7'2" (2.18m)

Front elevation double glazed window, fitted wardrobe with shelving and hanging space, wood effect flooring, radiator.

### Re-Fitted Bathroom - 3'0" (0.91m) x 0" (0m)

Rear elevation double glazed frosted window, low level WC, vanity unit with mixer tap over, panel enclosed bath with mixer tap and shower attachment over, fully tiled walls, tiled flooring, heated towel rail.

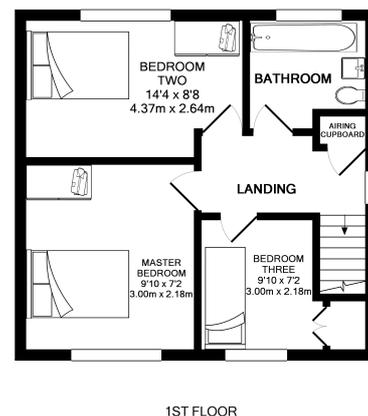
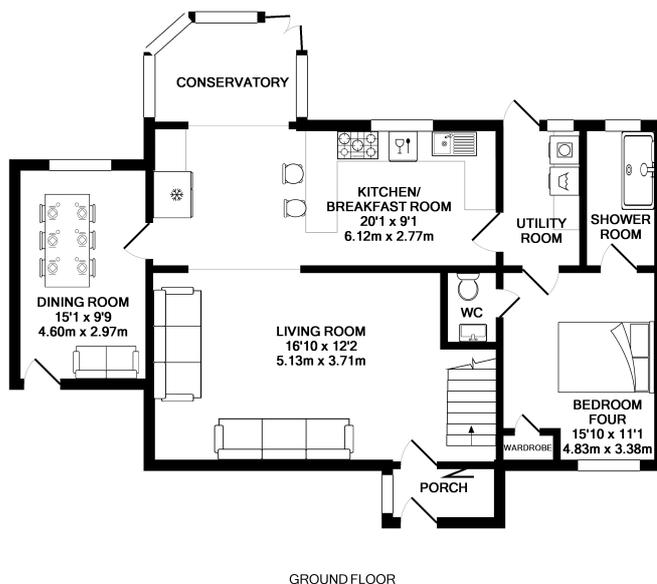
### Outside -

#### To the Front

Driveway parking for two vehicles, with areas laid to shingle and flower bed borders.

#### To the Rear

A private and enclosed rear garden laid to synthetic grass with areas laid to decking, patio and shingle, a brick-built bar, pond and gated side access.



**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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