



**\*\* A SPACIOUS AND WELL PRESENTED DETACHED FAMILY HOME \*\*** Set in the popular Wykery Copse area of Jennett's Park and enviosly positioned to create a completely private garden is this generously proportioned four bedroom family home. The property is ideal for a larger family with its three reception rooms, study and two En-Suite bathrooms. The 11ft sun room is the perfect addition to create extra space, which opens out on the the private garden. Externally there is a detached garage and driveway parking with views of parkland from the front. There are excellent transport links via both M3 and M4 motorways while the newly regenerated Bracknell Town Centre is only a short distance away.

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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



Two En-Suites



Detached Family Home



Private Rear Garden



Three Reception Rooms



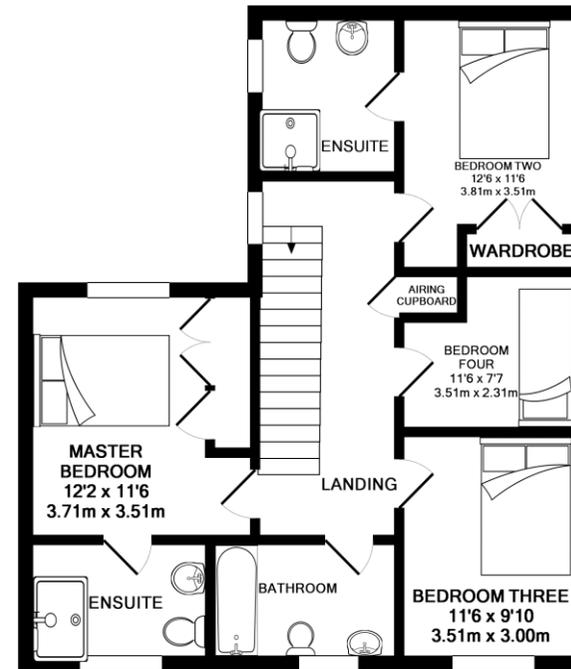
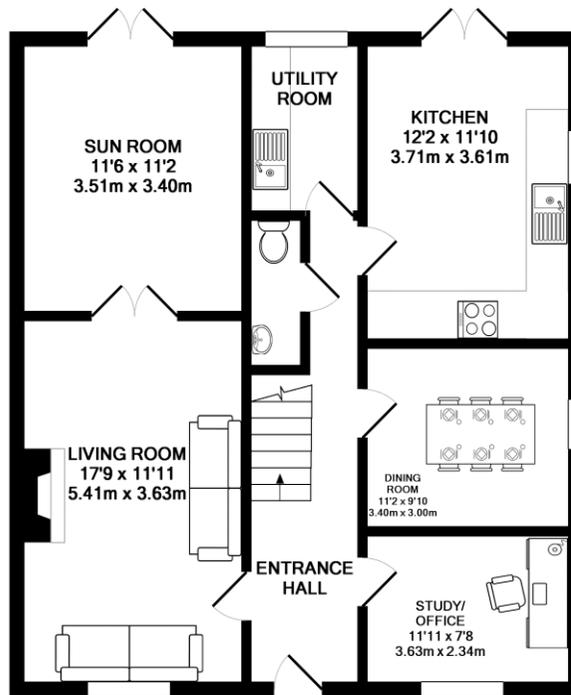
Garage & Driveway



Study



Excellent Transport Links



EPC ratings:



CTax band:



### Entrance Hall

Doors to all ground floor rooms, stairs to first floor, BT point, understairs storage cupboard, wood effect flooring, radiator.

### Downstairs Cloakroom

Low level WC, pedestal sink with mixer tap, tiled flooring, radiator.

### Living Room 17'9" (5.41m) x 11'11" (3.63m)

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

### Kitchen 12'2" (3.71m) x 11'10" (3.61m)

Side elevation double glazed window, rear elevation double glazes French doors, a range of eye and base level units with rolled work surfaces, one and a half stainless steel bowl with with drainer and mixer tap, integrated oven with extractor hood over, space and plumbing for dishwasher, part tiled walls, tiled flooring, radiator.

### Dining Room 11'2" (3.4m) x 9'10" (3m)

Side elevation double glazed window, wood effect flooring,

### Study 11'11" (3.63m) x 7'8" (2.34m)

Front elevation double glazed window, radiator.

### Utility Room

Rear elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, space for tumble dryer, tiled flooring.

### Sun Room 11'6" (3.51m) x 11'2" (3.4m)

Rear elevation double glazed french doors, TV point, wood effect flooring, radiator.

### First Floor Landing

Doors to all first floor rooms.

### Master Bedroom

12'2" (3.71m) x 11'6" (3.51m)

Rear elevation double glazed window, wall to wall fitted wardrobes with shelving and hanging space, TV point, radiator.

### Ensuite

Rear elevation double glazed frosted window, low level WC, pedestal sink with mixer tap, shower cubicle with attachment over, part tiled walls, tiled flooring, radiator.

### Bedroom Two 12'6" (3.81m) x 11'6" (3.51m)

Side elevation double glazed window, wall to wall fitted wardrobes with shelving and hanging space. TV point, radiator.

### En-Suite

Rear elevation frosted window, low level WC, pedestal sink with mixer tap, shower cubicle with attachment over, part tiled walls, tiled floor, radiator.

### Bedroom Three 11'6" (3.51m) x 9'10" (3m)

Front elevation double glazed window, TV point, radiator.

### Bedroom Four 11'6" (3.51m) x 7'7" (2.31m)

Side elevation double glazed window, radiator.

### Bathroom

Side elevation double glazed frosted window, low level WC, pedestal sink with mixer tap, panel enclosed bath with mixer tap, part tiled walls, tiled floor, radiator.

### Outside

#### To The Front

Flower bed borders, driveway parking for two vehicles.

#### To The Rear

A private and enclosed rear garden laid mostly to lawn with an area laid to patio, flower bed borders and gated side access.

### Garage

Up and over door, light and power.

## appointment to view

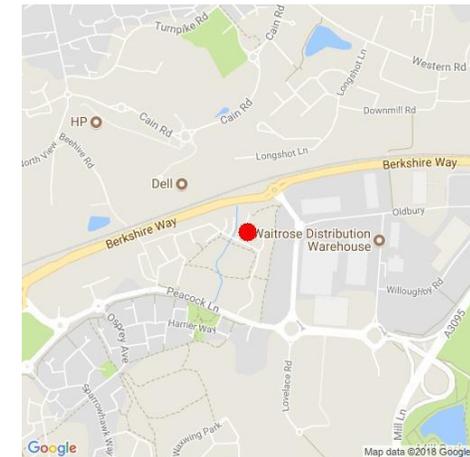
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## we're here to help

If you've any further questions, please speak to this property's dedicated agent directly:

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