



**** THE PARKS **** Set in a quiet cul de sac in the popular development of The Parks is this well presented three bedroom town house. The property is conveniently located close to Bracknell Town Centre with its array of shops, amenities and restaurants and offers excellent transport links via both M3 and M4 motorways and Bracknell mainline train station. Features include:- 16ft living/dining room, kitchen with integrated appliances, downstairs cloakroom, En-Suite to the master bedroom, a private and enclosed rear garden and garage with off road parking to the front. Available from 17th March 2021 on an unfurnished basis.

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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))



Three Bedrooms



En-Suite



Town House



Garage & Off Road Parking



16ft Living/Dining Room



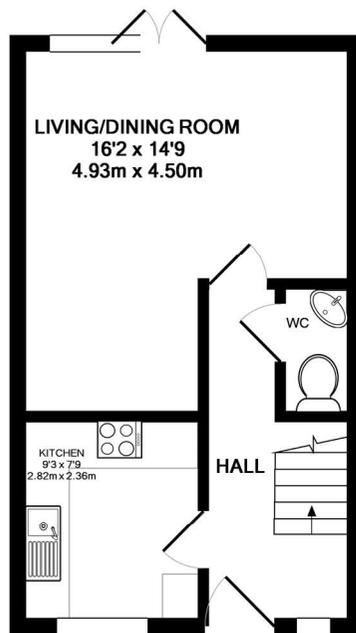
Available 17th March 2021



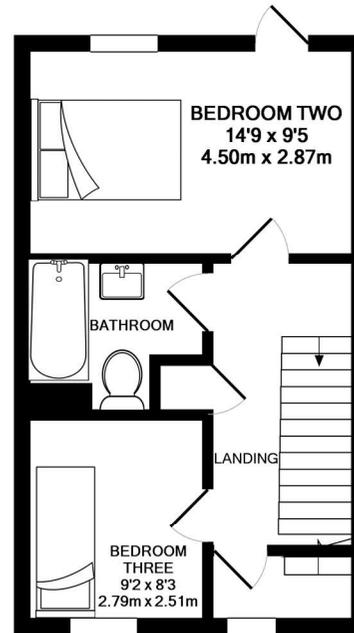
Downstairs Cloakroom



Unfurnished



GROUND FLOOR



1ST FLOOR



2ND FLOOR

EPC ratings: **C/**

CTax band: **Unk**

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Entrance

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

Downstairs Cloakroom

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

Living/Dining Room 16'2" (4.93m) x 14'9" (4.5m)

Rear elevation double glazed French doors, TV point, BT point, wood effect flooring, two radiators.

Kitchen 9'3" (2.82m) x 7'9" (2.36m)

Front elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, one and a half bowl sink with drainer and mixer tap over, integrated oven and hob with extractor hood above, integrated fridge/freezer, integrated washing machine, tiled flooring.

First Floor Landing

Front elevation double glazed window, doors to all first floor rooms, stairs to second floor, airing cupboard, radiator.

Bedroom Two 14'9" (4.5m) x 9'5" (2.87m)

Rear elevation double glazed window, rear elevation double glazed door to Juliet balcony, TV point, radiator.

Bedroom Three 9'2" (2.79m) x 8'3" (2.51m)

Front elevation double glazed window, radiator.

Bathroom

Low level WC, pedestal sink with mixer tap over, panel enclosed bath with mixer tap and shower attachment over, part tiled walls, vinyl flooring, radiator.

Second Floor Landing

Door to master bedroom, loft hatch.

Master Bedroom

22'7" (6.88m) x 11'1" (3.38m)

Front elevation double glazed French doors to Juliet balcony, velux window, BT point, TV point, two radiators.

En-Suite

Velux window, low level WC, pedestal sink with mixer tap over, shower cubicle with attachment over, vinyl flooring, radiator.

Outside

To The Front

Laid to shingle, courtesy path to front door.

To The Rear

An enclosed rear garden laid mostly to lawn with an area laid to patio and gated side access.

Garage

With up and over door, lighting and power and off road parking in front.



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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