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4 Bedroom Town House
Rufford Gate, Bracknell,
Berkshire RG12 2AD

Price £475,000

Freehold



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**** A SPACIOUS FAMILY HOME WITH TWO EN-SUITES **** Set in a small cul de sac and within walking distance to the newly regenerated Bracknell Town Centre is this well presented four bedroom town house. The spacious property, built five years ago, is perfect for family life with an open plan 18ft kitchen.

helping you get a move on!

about the property...

**** A SPACIOUS FAMILY HOME WITH TWO EN-SUITES **** Set in a small cul de sac and within walking distance to the newly regenerated Bracknell Town Centre is this well presented four bedroom town house. The spacious property, built five years ago, is perfect for family life with an open plan 18ft kitchen/dining room on the ground floor and a large 17ft living room on the first floor. Both master and bedroom two have the benefit of En-Suite shower rooms along with a family bathroom and downstairs cloakroom. Due to the positioning on the road the rear garden offers complete privacy from behind while stunning views of Lily Hill Park are only moments away. The property further benefits from driveway parking and an integral garage. Locally there are shops, schools and amenities all within close proximity and for commuters there are excellent transport links via both M3 and M4 motorways and Bracknell mainline station.

Entrance Hall -

Doors to all ground floor rooms, stairs to first floor, storage cupboard, airing cupboard, wood effect flooring, two radiators.

Downstairs Cloakroom -

Low level WC, wall mounted sink with mixer tap over, part tiled walls, radiator.

Kitchen - 18'4" (5.59m) x 16'5" (5m)

Rear elevation double glazed French doors, a range of eye and base level units with rolled edge work surfaces, one and a half bowl stainless steel sink with drainer and mixer tap, integrated oven and hob with extractor hood over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, TV point, BT point, part tiled walls, tiled floor, radiator.

First Floor Landing -

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

Living Room - 17'1" (5.21m) x 16'4" (4.98m)

Rear elevation double glazed window, rear elevation double glazed French doors leading to Juliet balcony, TV point, wood effect flooring, two radiators.

Master Bedroom - 16'4" (4.98m) x 10'0" (3.05m)

Two rear elevation double glazed windows, radiator.

En-Suite -

Low level WC, wall mounted sink with mixer tap, shower cubicle with attachment over, part tiled walls, tiled floor, heated towel rail.

Second Floor Landing -

Doors to all second floor rooms, radiator.

Bedroom Two - 14'1" (4.29m) x 12'10" (3.91m)

Two rear elevation double glazed windows, fitted wardrobes with shelving and hanging space, BT point, radiator.

En-Suite -

Low level WC, wall mounted sink with mixer tap, shower cubicle with attachment over, part tiled walls, tiled floor, heated towel rail.

Bedroom Three - 12'2" (3.71m) x 9'11" (3.02m)

Rear elevation double glazed window, radiator.

Bedroom Four - 10'1" (3.07m) x 6'0" (1.83m)

Rear elevation double glazed window, radiator.

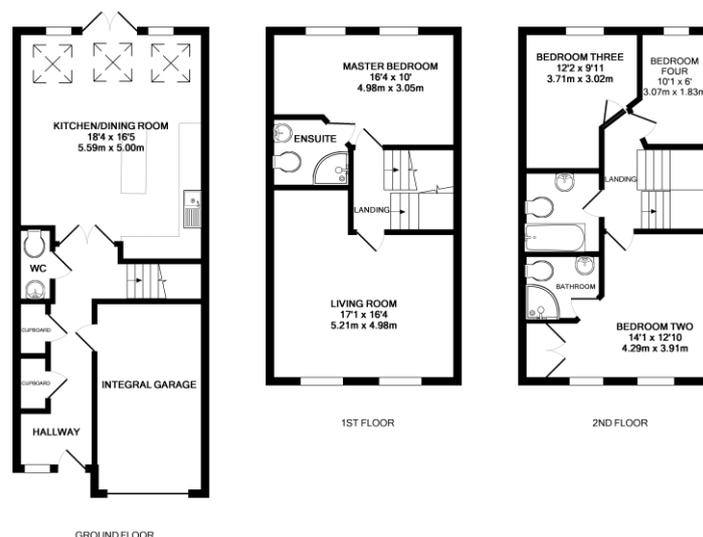
Bathroom -

Low level WC, wall mounted sink with mixer tap, panel enclosed bath with mixer tap and shower attachment over, part tiled walls, tiled floor, heated towel rail.

Outside -

To the Front -

Driveway parking for one vehicle.



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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