



**\*\* RARE TO THE MARKET \*\*** A stunning, extended and well presented four bedroom detached family home. Set in the desirable area of the Warren with its easy reach to nearby Martin Heron train station along with Tesco Superstore. This particular property is unique to the area and has a very attractive flint stone design, owned since new it arrives to the market for the first time. Inside the property has been incredibly well looked after and was extended making a very large living room, there are two generous sized reception rooms along with a kitchen diner, upstairs the property offers four good size bedrooms with the master bedroom boasting an En-Suite shower room. Outside there are good size gardens wrapping around the entire property, to the front there is a large private driveway with parking for up to five vehicles along with a double garage with light and power. The current vendors have a working workshop in which will be included in the sale, the workshop has light and power to it. Situated in a quiet close with only a small collection of properties makes it an ideal location to live, still only a short drive to Bracknell's newly regenerated town centre.

**\*\* RARE TO THE MARKET \*\*** A stunning, extended and well presented four bedroom detached family home. Set in the desirable area of the Warren with its easy reach to nearby Martin Heron train station along with Tesco Superstore.





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)).



Large Detached Family Home



Sought After Location



Four Bedrooms



Generous Grounds



Flint Stone Design



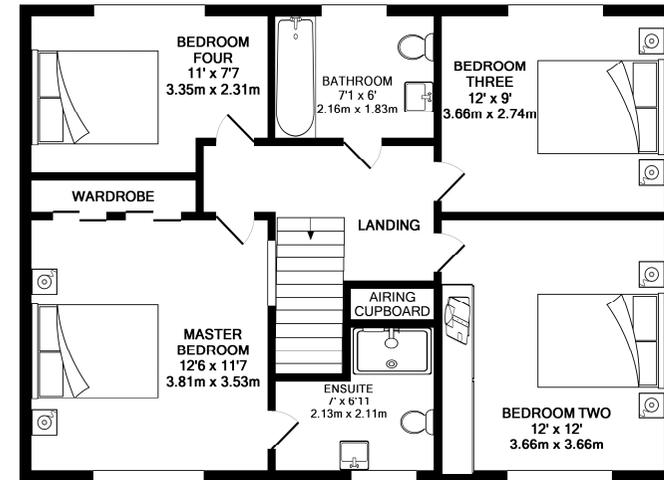
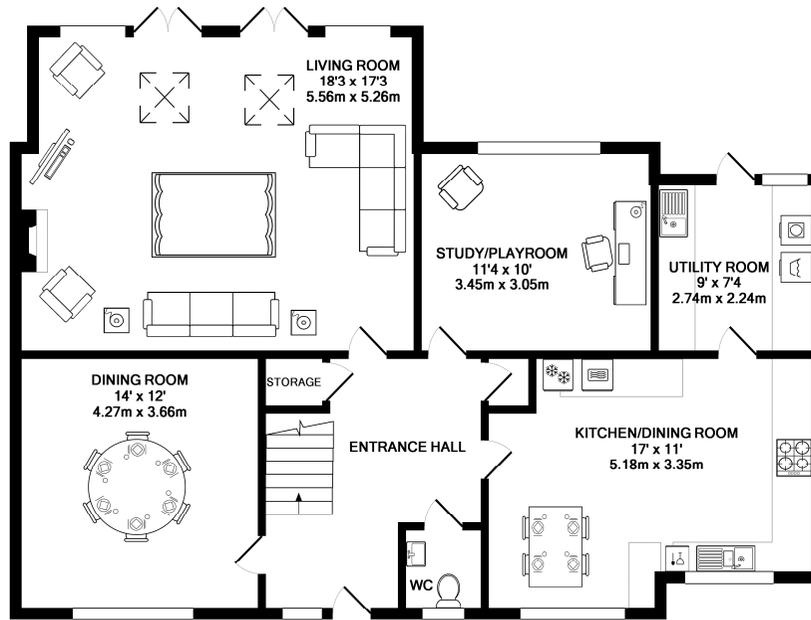
Double Garage



Extended & Improved



Ample Parking



EPC ratings:



CTax band:



### Entrance Hall

Stairs rising to the first floor, built in understairs cupboard, doors to all ground floor rooms, tiled flooring, radiator.

### Downstairs Cloakroom

Front elevation double glazed frosted window, low level WC, floated hand wash basin, tiled flooring, radiator.

### Study/Playroom 11'4" (3.45m) x 10'0" (3.05m)

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

### Dining Room 14'0" (4.27m) x 12'0" (3.66m)

Front elevation double glazed window, radiator.

### Living Room 18'3" (5.56m) x 17'3" (5.26m)

Rear elevation double glazed window, Rear elevation double glazed double door leading to decking, two velux skylights, feature gas fire place with stone backing and heath, solid wood flooring, TV point, radiator.

### Kitchen Breakfast Room 17'0" (5.18m) x 11'0" (3.35m)

Two rear elevation double glazed windows, a range of eye and base level units with rolled edge work surfaces, inset stainless steel sink and drainer, built in four ring hob with extractor hood over, built in high level oven, integrated microwave, integrated fridge/freezer, built in water softener, integrated dishwasher, part tiled walls, radiator.

### Utility Room

Rear elevation double glazed door leading to garden, sink, a range of eye and base level units with rolled edge work surfaces, space and plumbing for washing machine and tumble dryer, wall mounted boiler, tiled flooring, radiator.

### First Floor Landing

Built in airing cupboard, loft hatch and ladder, doors to all first floor rooms.

### Master bedroom 12'6" (3.81m) x 11'7" (3.53m)

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

### En-Suite

7'0" (2.13m) x 6'11" (2.11m)

Front elevation double glazed window, low level WC, floated hand wash basin, separate cupboard, fully tiled walls, radiator.

### Bedroom Two 12'0" (3.66m) x 12'0" (3.66m)

Front elevation double glazed window, built in wardrobe with shelving and hanging space, radiator.

### Bedroom Three 12'0" (3.66m) x 9'0" (2.74m)

Rear elevation double glazed window, built in wardrobe with shelving and hanging space, radiator.

### Bedroom Four 11'0" (3.35m) x 7'7" (2.31m)

Rear elevation double glazed window, radiator.

### Bathroom 7'1" (2.16m) x 6'0" (1.83m)

Rear elevation double glazed frosted window, low level WC, floated wash hand basin, panel enclosed bath with shower attachment over, tiled floor, fully tiled walls, heated towel rail.

### Outside

#### To the Front

Courtesy foot path leading to front door, mainly laid to lawn.

#### To the Rear

Side gate, large decking area, work shop, mainly laid to lawn, flower bed border.

### Parking

Off road parking for 5 vehicles.

### Garage

Double garage with lighting and power.

## appointment to view

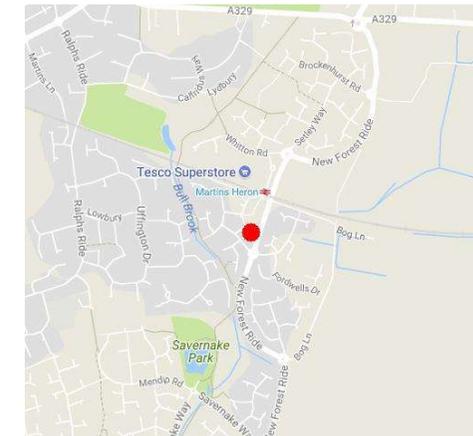
date: ..... time: .....

viewing with...

owner: .....

sears agent: .....

## locate the property



scan with your  
smartphone  
or tablet for  
full property  
details



THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. ALL STATEMENTS IN THESE DETAILS ARE MADE WITHOUT LIABILITY ON THE PART OF SEARS PROPERTY OR THE SELLER.

THEY SHOULD NOT BE RELIED UPON AS A STATEMENT OR REPRESENTATION OF FACT AND, ALTHOUGH BELIEVED TO BE CORRECT, ARE NOT GUARANTEED AND FORM NO PART OF AN OFFER OR CONTRACT.

ANY INTENDING BUYERS MUST SATISFY THEMSELVES AS TO THEIR CORRECTNESS. PLEASE NOTE THAT ALL APPLIANCES AND HEATING SYSTEMS ARE NOT TESTED BY SEARS PROPERTY AND THEREFORE NO WARRANTIES CAN BE GIVEN AS TO THEIR GOOD WORKING ORDER.

## we're here to help

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

Daniel Sear on 01344 481111

01344 481111

12 High Street, Bracknell, Berkshire RG12 1LL

searsproperty.co.uk

hello@searsproperty.co.uk

find sears property on facebook

@searsproperty

REGISTERED OFFICE: 73 HIGH STREET, ALDERSHOT, HAMPSHIRE, GU11 1BY. REGISTERED IN ENGLAND AND WALES NO. 07158638 VAT NO. 989485042

rightmove.co.uk

PrimeLocation.com

Zoopla.co.uk

sears  
select  
by sears property

