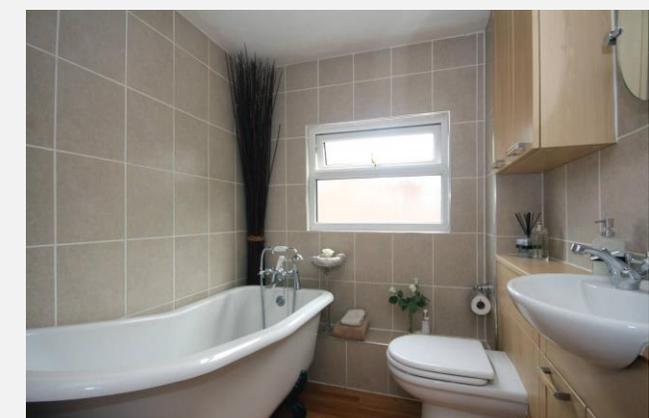




**\*\* FOUR DOUBLE BEDROOMS & SEPARATE ANNEX \*\*** Set in the sought after area of Priestwood is this stunning and unique four double bedroom detached Chalet bungalow. The property offers generous amounts of living space and has been modified to maximise its potential from being greeted by a large hallway complete with feature fireplace to a 20ft living room with log burner. The bonus of the home is that there is a separate and fully self contain annex, which is ideal for giving family members some independence within the confines of the grounds. The annex comes complete with 21ft kitchen/reception, conservatory, double bedroom and separate shower room. Other features of the main building include:- 15ft kitchen/breakfast room, downstairs cloakroom, utility room, En-Suite shower room to the master bedroom, a large and beautifully landscaped rear garden and driveway parking.

**\*\* FOUR DOUBLE BEDROOMS & SEPARATE ANNEX \*\*** Set in the sought after area of Priestwood is this stunning and unique property.





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 Double Bedrooms



15ft Kitchen/Breakfast Room



Detached Chalet Bungalow



En-Suite



Separate Annex



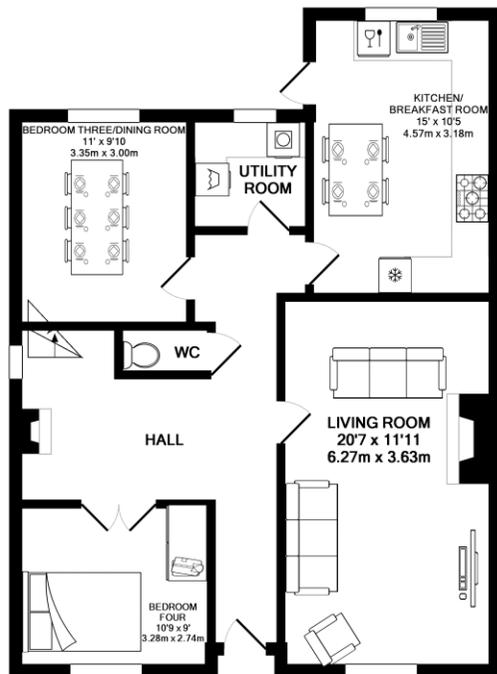
Large & Private Garden



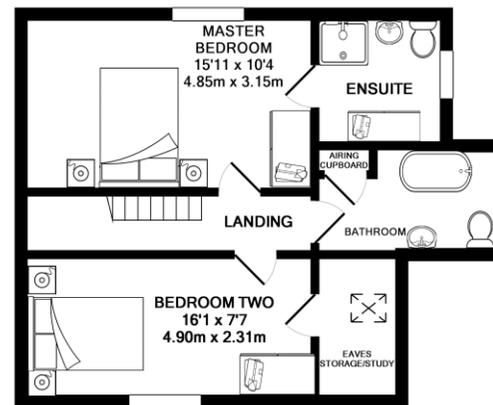
20ft Living Room



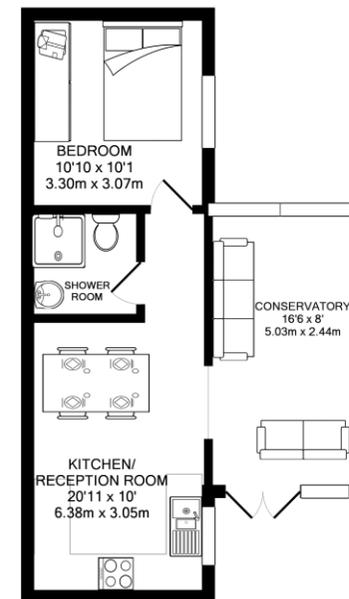
Driveway Parking For Four Vehicles



GROUND FLOOR



1ST FLOOR



ANNEX

EPC ratings:   
 CTax band: 

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#### Entrance

Side elevation double glazed window, doors to all ground floor rooms, stairs to first floor, feature fireplace, two radiators.

#### Downstairs Cloakroom

Low level WC, part tiled walls, wood effect flooring.

#### Living Room 20'7" (6.27m) x 11'11" (3.63m)

Front elevation double glazed window, feature fire place with wood burner, TV point, two radiators.

#### Kitchen/Breakfast Room 15'0" (4.57m) x 10'5" (3.18m)

Rear elevation double glazed window, side elevation double glazed door, a range of eye and base level units, stainless steel sink with drainer and mixer tap over, range oven with extractor hood above, space for fridge/freezer, space and plumbing for dishwasher, part tiled walls, wood effect flooring, radiator.

#### Utility Room

Rear elevation double glazed window, a range of eye and base level units with rolled edge work surface, space and plumbing for washing machine, space for tumble dryer, part tiled walls, wood effect flooring.

#### Bedroom Three 11'0" (3.35m) x 9'10" (3m)

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

#### Bedroom Four 10'9" (3.28m) x 9'0" (2.74m)

Front elevation double glazed window, radiator.

#### First Floor Landing

Doors to all first floor rooms, loft hatch.

#### Master Bedroom 15'11" (4.85m) x 10'4" (3.15m)

Rear elevation double glazed window, radiator.

#### En-Suite

Side elevation double glazed frosted window, low level WC, wall mounted sink with twin taps over, shower cubicle with attachment over, wall to wall fitted wardrobes with hanging space and shelving, fully tiled walls, tiled flooring, heated towel rail.

#### Bedroom Two 16'1" (4.9m) x 7'7" (2.31m)

Rear elevation double glazed window, large storage cupboard/study with velux window, wood effect flooring, radiator.

#### Bathroom

Side elevation double glazed frosted window, rolled top bath with mixer tap and shower attachment over, vanity unit sink with mixer tap over, low level WC, airing cupboard with shelving, fully tiled walls, wood effect flooring, heated towel rail.

#### Outside

##### To The Front

Area laid to lawn, shingle driveway with parking for at least four vehicles.

##### To The Rear

A private and enclosed rear garden laid mostly to lawn with areas laid to patio and decking, flower bed borders, secure side access via a storage area and two garden sheds set behind hedging.

#### Separate Annex

#### Kitchen/Reception Room 20'11" (6.38m) x 10'0" (3.05m)

Side elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, integrated oven and hob with extractor hood above, one and a half bowl sink with drainer and mixer tap over, space for fridge, space for freezer, space and plumbing for washing machine, wood effect flooring in the kitchen area, radiator.

#### Conservatory 16'6" (5.03m) x 8'0" (2.44m)

Front elevation double glazed French doors, TV point, wood effect flooring.

#### Double Bedroom 10'10" (3.3m) x 10'1" (3.07m)

Side elevation double glazed window, radiator.

#### Shower Room

Low level WC, pedestal sink with twin taps over, shower cubicle with attachment over, fully tiled walls, radiator.



## appointment to view

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

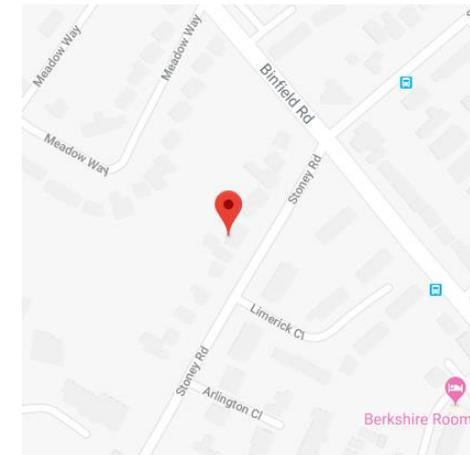
viewing with...

owner: .....

sears agent: .....



## locate the property



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## we're here to help

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

**Oliver Hewitt on 01344 481111**

01344 481111

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