



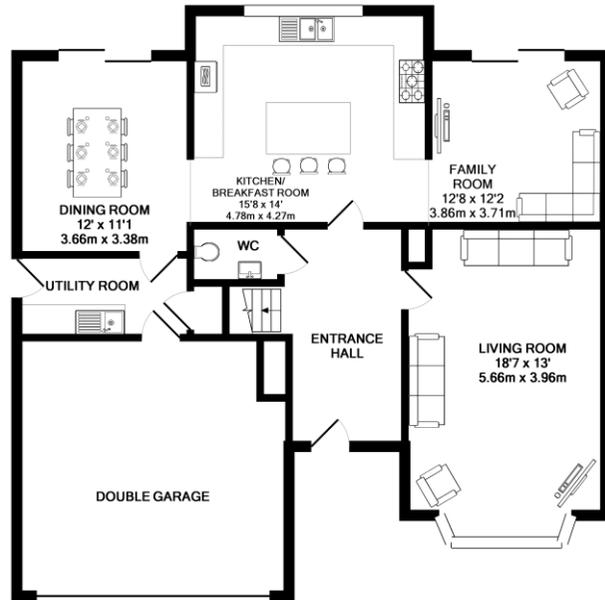
**\*\* A HANDSOME & SUBSTANTIAL FAMILY HOME \*\*** A very impressive and substantial family home with approximately 2500 sq ft of living space, this rare design of property is set in the desirable area of Jennett`s Park which is situated in the middle of both Wokingham and the newly regenerated Bracknell. Attractive from the outside this particular home is set down a no through road situated in front of green, there are only a small handful of properties in this location adding to its uniqueness. Inside it offers very generous proportions which include a large entrance hall and landing, large bay windows, utility, downstairs w.c, three reception rooms and fully integrated kitchen breakfast room. Upstairs it boasts four double bedrooms with two of the bedrooms both having En-Suite shower rooms along with main family bathroom. Outside there is a generous amount of garden space along with the added benefit of nearby walks, attached to the property there is a large double garage with off road parking.

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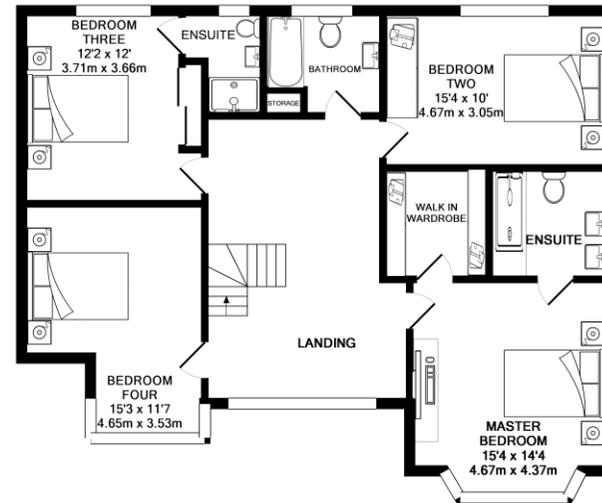


Bracknell is a town and civil parish in the Borough of Bracknell Forest in Berkshire, England. It lies 11 miles (18 km) to the southeast of Reading, 10 miles (16 km) southwest of Windsor and 30 miles (48 km) west of central London. The town has a population of 52,696. The town is surrounded, on the east 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)).

-  Large Detached Family Home
-  Double Garage
-  Four Double Bedrooms
-  Bay Windows
-  Three Reception Rooms
-  Integrated Kitchen
-  Rare Design
-  Off Road Parking



GROUND FLOOR



1ST FLOOR

EPC ratings: **B**

CTax band: 





**Entrance Hall** 16'0" (4.88m) x 8'1" (2.46m)  
Stairs rising to first floor, doors to all rooms, built in storage cupboard, radiator.

**Downstairs Cloakroom**  
Low level WC, floated hand wash basin, tiled flooring, radiator.

**Living Room** 18'7" (5.66m) x 13'0" (3.96m)  
Front elevation double glazed window, TV point, BT point, two radiators.

**Kitchen/Breakfast Room** 15'8" (4.78m) x 14'0" (4.27m)  
Rear elevation double glazed window, a range of eye and base level granite units with rolled edge work surfaces, built in five ring hob, integrated dishwasher, built in high level oven and microwave, space for upright fridge/freezer, island with breakfast bar, inset double bowl sink and drainer, tiled flooring.

**Dining Room** 12'0" (3.66m) x 11'1" (3.38m)  
Rear elevation double glazed door leading to patio, TV point, BT point, radiator.

**Snug/Family Room** 12'8" (3.86m) x 12'2" (3.71m)  
Rear elevation double glazed door leading to patio, TV point, BT point, radiator.

**Utility Room**  
Side elevation double glazed door, a range of eye and base level granite units with rolled edge work surfaces, inset sink and drainer, space and plumbing for washing machine and tumble dryer, tiled flooring, tiled flooring, door to entrance, radiator.

**Balcony and Landing**  
Front elevation double glazed window, built in airing cupboard, doors to all rooms.

**Master Bedroom** 15'4" (4.67m) x 14'4" (4.37m)  
Front elevation double glazed bay window, TV point, BT point, doors to all rooms, radiator.

**Walk In Wardrobe**  
Hanging and shelving space.

**En-Suite**  
Side elevation double glazed frosted window, low level WC, floated wash hand basin, double separate shower cubicle, part tiled walls, tiled flooring, heated towel rails.

**Bedroom Two** 12'2" (3.71m) x 12'0" (3.66m)  
Rear elevation double glazed window, built in wardrobe with shelving and hanging space, radiator.

**En-Suite**  
Rear elevation double glazed frosted window, low level WC, floated wash hand basin, double separate shower cubicle, tiled flooring, part tiled walls, heated towel rail.

**Bedroom Three** 15'4" (4.67m) x 10'0" (3.05m)  
Rear elevation double glazed window, built in wardrobe with shelving and hanging space, radiator.

**Bedroom Four** 15'3" (4.65m) x 11'7" (3.53m)  
Front elevation double glazed view point window, BT point, radiator.

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

**Outside**

**To the Front**  
courtesy footpath leading to front door, mainly laid to lawn.

**To the Rear**  
Large patio area, stairs rising to raised lawn area, side gate.

**Garage**  
Double with lighting and power.



## appointment to view

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

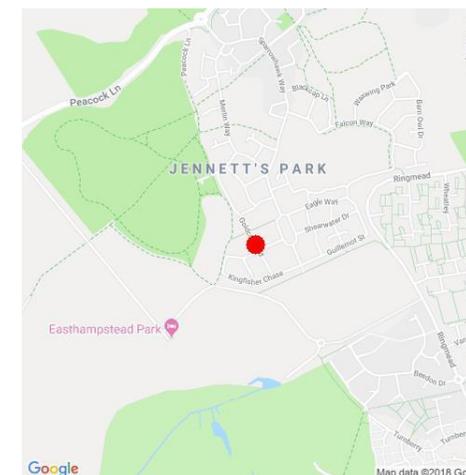
viewing with...

owner: .....

sears agent: .....



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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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