



**** A SPACIOUS AND EXTENDED FAMILY HOME **** Set at the end of a quiet and sought after cul de sac in the Birch Hill area is this extended four bedroom family home. The spacious property offers flexible living space, ideal for larger families and benefits from driveway parking for up to four vehicles, along with a tandem length garage. Locally there are shops, schools and amenities within walking distance as well as excellent transport links via both M3 and M4 motorways and Bracknell mainline train station. Features include:- 16ft living room, 14ft dining room, family room, study, 22ft kitchen/breakfast room, downstairs cloakroom, re-fitted En-Suite, re-fitted bathroom and a private low maintenance rear garden.

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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)).



Four Bedrooms



Downstairs Cloakroom



Extended Detached Family Home



En-Suite



Three Reception Rooms



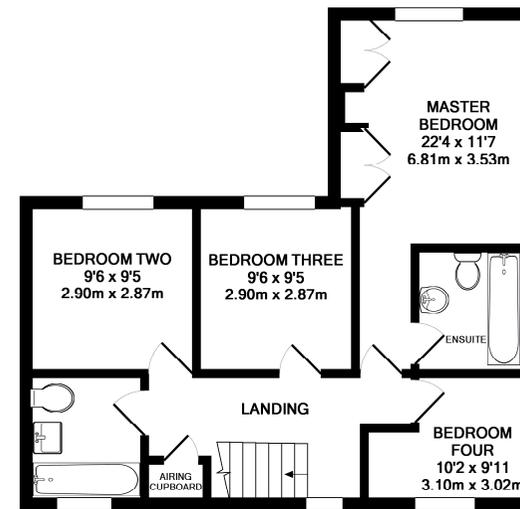
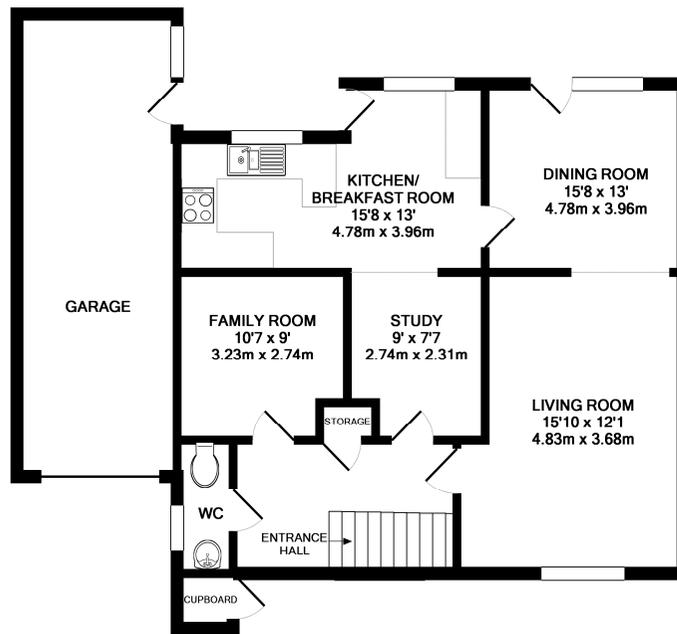
Private Rear Garden



Study



Garage & Driveway Parking



EPC ratings:



CTax band:





Entrance

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

Downstairs Cloakroom

Side elevation frosted window, low level WC, vanity unit sink with mixer tap over, tiled flooring, heated towel rail.

Living Room 15'10" (4.83m) x 12'1" (3.68m)

Front elevation window, TV point, two radiators.

Dining Room 14'0" (4.27m) x 11'3" (3.43m)

Rear elevation window, rear elevation door, wood effect flooring.

Kitchen/Breakfast Room 22'4" (6.81m) x 11'7" (3.53m)

Twin rear elevation windows, side elevation door, a range of eye and base level units with rolled edge work surfaces, space for oven with extractor hood above, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, vinyl flooring.

Family Room 10'7" (3.23m) x 9'0" (2.74m)

Radiator.

Study 9'0" (2.74m) x 7'7" (2.31m)

BT point, wood effect flooring, radiator.

First Floor Landing

Front elevation window, doors to all first floor rooms, airing cupboard, loft hatch, radiator.

Master Bedroom 22'4" (6.81m) x 11'7" (3.53m)

Rear elevation double glazed window, wall to wall fitted wardrobes with hanging space and shelving, radiator.

En-Suite

Side elevation frosted window, low level WC, pedestal sink with mixer tap over, panel enclosed bath with mixer tap and shower attachment over, fully tiled walls, tiled flooring, heated towel rail.

Bedroom Two 9'6" (2.9m) x 9'5" (2.87m)

Rear elevation double glazed window, radiator.

Bedroom Three 9'6" (2.9m) x 9'5" (2.87m)

Rear elevation double glazed window, radiator.

Bedroom Four 10'2" (3.1m) x 9'11" (3.02m)

Front elevation double glazed window, radiator.

Bathroom

Front elevation frosted window, low level WC, vanity unit sink with mixer tap over, panel enclosed bath with mixer tap and shower attachment over, fully tiled walls, wood flooring, heated towel rail.

Outside

To The Front

Mostly laid to lawn with driveway parking for up to four vehicles.

To The Rear

A private and enclosed rear garden laid mostly to patio with an area laid to shingle, hedge borders and a door to garage.

Garage

Tandem length, side elevation window, light and power with an up and over door.



appointment to view

date: time:

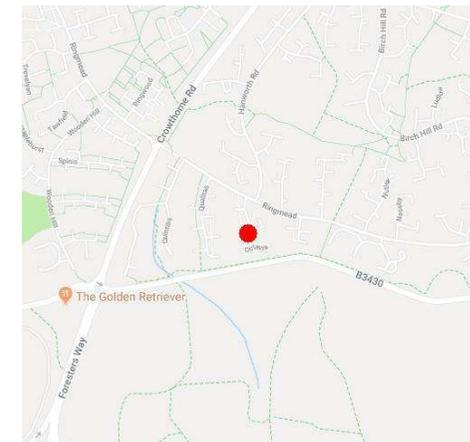
viewing with...

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:

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