



**sears**  
property, clear & simple

4 Bedroom Detached  
Octavia, Bracknell,  
Berkshire RG12 7YZ

Price £415,000

Freehold



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\*\* AN EXTENDED DETACHED FAMILY HOME WITH NO ONWARD CHAIN \*\* Set in the highly sought after area of Roman Hill is this spacious and extended detached four bedroom family home. The property is ideal for a larger or growing families with its generous living space.

helping you get a move on!



## about the property...

**\*\* AN EXTENDED DETACHED FAMILY HOME WITH NO ONWARD CHAIN \*\*** Set in the highly sought after area of Roman Hill is this spacious and extended detached four bedroom family home. The property is ideal for a larger or growing families with its generous living space from the 14ft dining area upon entrance to the 16ft living room, conservatory and extended kitchen/breakfast room. Further features include:- Study, downstairs cloakroom, a private and enclosed rear garden, garage and driveway parking.

### Dining Area - 14'8" (4.47m) x 9'2" (2.79m)

Front elevation double glazed window, storage cupboard, radiator.

### Hall -

Door to all ground floor rooms, stairs to first floor, radiator.

### Downstairs Cloakroom -

Side elevation double glazed frosted window, low level WC, pedestal sink with twin, vinyl flooring.

### Kitchen - 15'10" (4.83m) x 9'7" (2.92m)

Rear elevation double glazed window, side elevation double glazed door, a range of eye and base level units with rolled edge work surfaces, space for oven with extractor hood over, sink with drainer and mixer tap over, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, part tiled walls, tiled flooring.

### Living Room - 16'0" (4.88m) x 12'1" (3.68m)

Front elevation double glazed window, TV point, BT point, radiator.

### Conservatory - 11'4" (3.45m) x 11'1" (3.38m)

Side elevation double glazed frosted door, radiator.

### Study - 9'3" (2.82m) x 8'10" (2.69m)

Rear elevation double glazed window, radiator.

### First Floor Landing -

Front elevation double glazed window, door to all first floor rooms, airing cupboard and storage, loft hatch, radiator.

### Master Bedroom - 16'5" (5m) x 10'7" (3.23m)

Rear elevation double glazed window, radiator.

### Bedroom Two - 9'11" (3.02m) x 9'10" (3m)

Rear elevation double glazed window, radiator.

### Bedroom Three - 9'9" (2.97m) x 9'5" (2.87m)

Rear elevation double glazed window, radiator.

### Bedroom Four - 9'11" (3.02m) x 6'8" (2.03m)

Front elevation double glazed window, radiator.

### Family Bathroom -

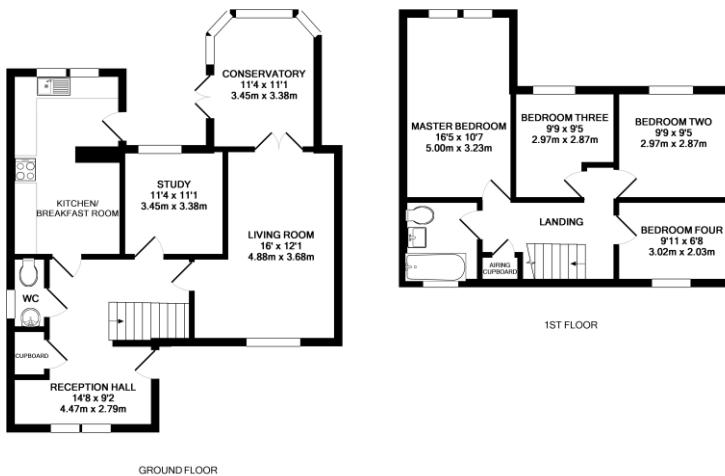
Front elevation double glazed frosted window, low level WC, pedestal sink with twin taps over, panel bath with twin taps and shower attachment over, part tiled walls, vinyl flooring, radiator.

### To The Front -

Parking for two vehicles.

### To The Rear -

A private and enclosed rear garden laid mostly to lawn with an area laid to patio and hedge borders.



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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