



**** A BEAUTIFULLY PRESENTED HOME WITH AMPLE PARKING ****
Set in the popular Amen Corner development and only a short distance from both Bracknell Town Centre and Binfield Village is the spacious four bedroom detached family home. The well presented property offers generous living accommodation in the form of 17ft living room, separate dining room and 13ft conservatory while the garage has been part converted to create a bonus study or play room. Other features include:- 12ft kitchen/breakfast room, downstairs cloakroom, En-Suite, fitted wardrobes in all bedrooms, a private and enclosed rear garden and off road parking for up to four vehicles. There are excellent transport links via both M3 and M4 motorways and Bracknell mainline train station.

*** A BEAUTIFULLY PRESENTED HOME WITH AMPLE PARKING ** Set in the popular Amen Corner development and only a short distance from both Bracknell Town Centre and Binfield Village is the spacious four bedroom detached family home. The well presented property offers generous living accommodation...*





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



En-Suite



Detached Family Home



Private Rear Garden



Three Reception Rooms



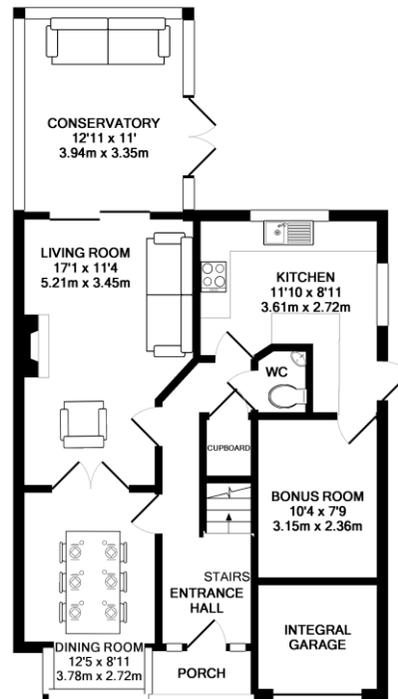
Garage



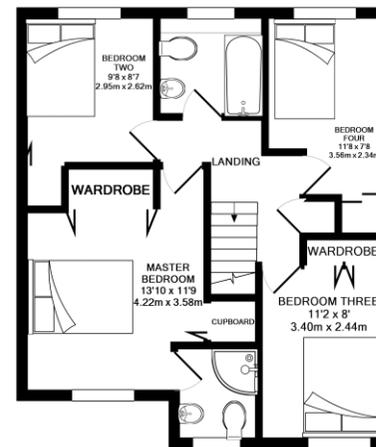
Downstairs Cloakroom



Off Road Parking



GROUND FLOOR



1ST FLOOR

EPC ratings:

CTax band:

Made with Metropix ©2018





Entrance Hall

Door to all ground floor rooms, stairs to first floor landing, under stairs storage cupboard, BT point, vinyl flooring, radiator.

Ground Floor Cloakroom

Low level WC, wall mounted corner sink with twin taps over.

Living Room 17'1" (5.21m) x 11'4" (3.45m)

Rear elevation double glazed patio doors, feature fireplace, TV point, radiator.

Dining Room 12'5" (3.78m) x 8'11" (2.72m)

Front elevation double glazed bay window, wood effect flooring, radiator.

Conservatory 12'11" (3.94m) x 11'0" (3.35m)

Side elevation double glazed french doors, TV point, vinyl flooring.

Kitchen 11'10" (3.61m) x 8'11" (2.72m)

Dual elevation double glazed windows, a range of eye and base level units with rolled edge work surfaces, stainless steel sink and drainer with mixer tap over, integrated oven and hob with extractor hood over, space for fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing machine, part tiled walls, tiled flooring, radiator.

Bonus Room 10'4" (3.15m) x 7'9" (2.36m)

Part converted from the garage, space for tumble dryer, wood effect flooring.

First Floor Landing

Door to all first floor rooms, airing cupboard with shelving, loft hatch.

Master Bedroom 13'10" (4.22m) x 11'9" (3.58m)

Front elevation double glazed window, two fitted wardrobes with shelving and hanging space, radiator.
En-Suite

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

Bedroom Two 9'8" (2.95m) x 8'7" (2.62m)

Rear elevation double glazed window, fitted wardrobe with shelving and hanging space, wood effect flooring, radiator.

Bedroom Three 11'2" (3.4m) x 8'0" (2.44m)

Front elevation double glazed window, fitted wardrobe with shelving and hanging space, wood effect flooring, radiator.

Bedroom Four 11'8" (3.56m) x 7'8" (2.34m)

Rear elevation double glazed window, fitted wardrobe with shelving and hanging space, wood effect flooring, radiator.

Family Bathroom

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

Outside

To The Front

Laid to lawn, off road parking for up to four vehicles.

To The Rear

A private and enclosed rear garden laid mostly to lawn with areas laid to patio and shingle and gated side access.

Garage

Rest of the garage used for storage with up and over door, lighting and power.



appointment to view

date: time:

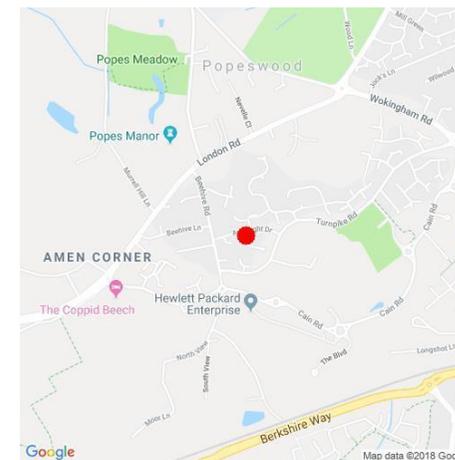
viewing with...

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

