



sears
property, clear & simple

3 Bedroom Detached
Waxwing Park, Jennett's Park,
Berkshire RG12 8GS
Offers in Excess of
£485,000
Freehold



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**** A FABULOUS DETACHED FAMILY HOME OVERLOOKING WOODED COPSE **** This stunningly presented and spacious three bedroom detached family home is located in a quiet and sought after road in the popular Jennetts Park area.

helping you get a move on!

about the property...

**** A FABULOUS DETACHED FAMILY HOME OVERLOOKING WOODED COPSE **** This stunningly presented and spacious three bedroom detached family home is located in a quiet and sought after road in the popular Jennett's Park area. The property is within close proximity to Jennett's Park Primary School and local parks and offers excellent links to both London and Reading via the M4 motorway. This ideal home has a wealth of features and benefits including:- 17ft living room, fully integrated kitchen/dining room with utility room, downstairs cloakroom, ensuite to the master bedroom, an enclosed landscaped rear garden, attached garage and driveway parking.

Entrance Porch -

Covered area giving access to front door.

Entrance Hallway -

Doors to all ground floor rooms, understairs storage cupboard, stairs to first floor, tiled floor, radiator.

Living Room - 17'6" (5.33m) x 11'5" (3.48m)

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

Kitchen/Dining Room - 22'3" (6.78m) x 11'3" (3.43m)

Rear elevation double glazed windows, and sliding doors to rear garden. Complimented with a range of eye and and base level units with polished granite work surfaces, fitted appliances including integrated oven, gas hob with extractor hood above, dishwasher, fridge/freezer, one and half bowl stainless steel sink with drainer and mixer tap over, tiled flooring, radiator.

Utility Room - 6'11" (2.11m) x 5'10" (1.78m)

Rear elevation frosted double glazed door, polished granite work surface with stainless steel sink, space and plumbing for washing machine and tumble dryer, tiled floor.

Downstairs Cloakroom -

Side elevation double glazed frosted window, low level WC, corner wash hand basin, radiator.

First Floor Landing -

Doors to all first floor rooms.

Master Bedroom - 13'2" (4.01m) x 11'2" (3.4m)

Front elevation double glazed bay window, fitted wardrobe with hanging space and shelving, radiator.

En Suite -

Side elevation double glazed frosted window, low level WC, wall mounted sink, luxury sized shower cubicle with attachment over, shaver point, heated towel rail.

Bedroom Two - 11'6" (3.51m) x 10'5" (3.18m)

Rear elevation double glazed window, fitted wardrobe with hanging space and shelving, radiator, walk in storage cupboard with potential to change to walk in wardrobe or study, .

Bedroom Three - 11'8" (3.56m) x 10'0" (3.05m)

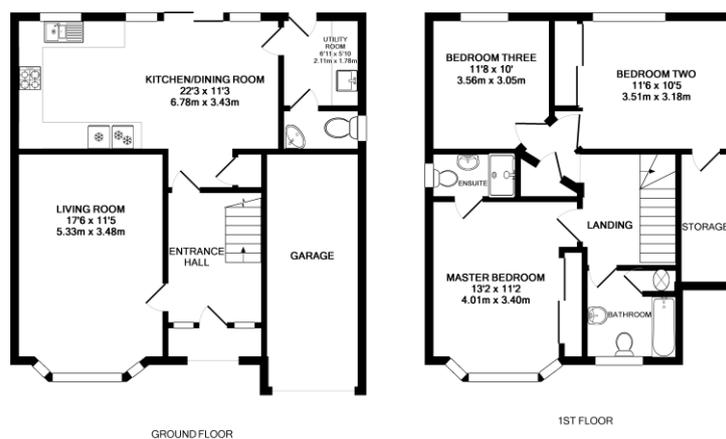
Rear elevation double glazed window, radiator.

Family Bathroom -

Front elevation frosted double glazed window, low level WC, wall mounted sink, panel enclosed bath with tap and separate shower over, shower screen, part tiled walls, tiled floor, shaver point, heated towel rail.

To The Front -

Area laid to lawn with path leading to the front door, driveway parking in front of garage.



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...

01344 481111 **12 High Street, Bracknell, Berkshire RG12 1LL**

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