



**sears**  
property, clear & simple

3 Bedroom End Terrace  
Abbotsbury, Bracknell  
Berkshire RG12 8QU

Offers in Excess of  
£269,500

Freehold



*scan to view full details*



**\*\* NO ONWARD CHAIN \*\*** Set at the end of a terrace and next to playing fields is this spacious three bedroom family home. The property is only moments from local shops, schools and amenities and is an ideal location for a buyer looking for open space for dog walking and children to play in.

*helping you get a move on!*

## about the property...

**\*\* NO ONWARD CHAIN \*\*** Set at the end of a terrace and next to playing fields is this spacious three bedroom family home. The property is only moments from local shops, schools and amenities and is an ideal location for a buyer looking for open space for dog walking and children to play in. There are also excellent transport links via both M3 and M4 motorways. Features include:- 17ft living room, separate dining room, downstairs cloakroom, ample storage, enclosed rear garden and garage in nearby block.

### Entrance -

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

### Downstairs Cloakroom -

Side elevation double glazed frosted window, low level WC, wall mounted corner sink with twin taps over, wood effect flooring.

### Living Room - 17'9" (5.41m) x 9'11" (3.02m)

Dual elevation double glazed windows, TV point, BT Point, wood effect flooring, radiator.

### Kitchen - 8'6" (2.59m) x 8'6" (2.59m)

Front elevation double glazed window, range of eye and base level units with rolled edge work surfaces, stainless steel sink and drainer with mixer tap over, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, integrated four ring hob and oven with extractor hood above, part tiled walls, tiled flooring.

### Dining Room - 8'9" (2.67m) x 8'9" (2.67m)

Rear elevation double glazed French doors, space for fridge/freezer, wood effect flooring, radiator.

### First Floor Landing -

Rear elevation double glazed window, doors to all first floor rooms, airing cupboard.

### Master Bedroom - 17'8" (5.38m) x 8'8" (2.64m)

Dual elevation double glazed window, storage cupboard, radiator.

### Bedroom Two - 10'1" (3.07m) x 7'8" (2.34m)

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

### Bedroom Three - 10'0" (3.05m) x 9'9" (2.97m)

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

### Bathroom -

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

### To the Front -

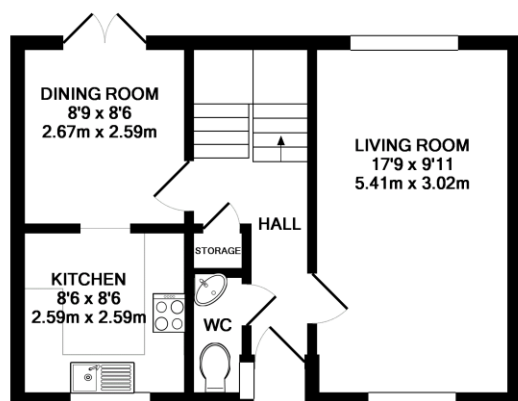
Area laid to bark chipping, storage cupboard with light and power.

### To the Rear -

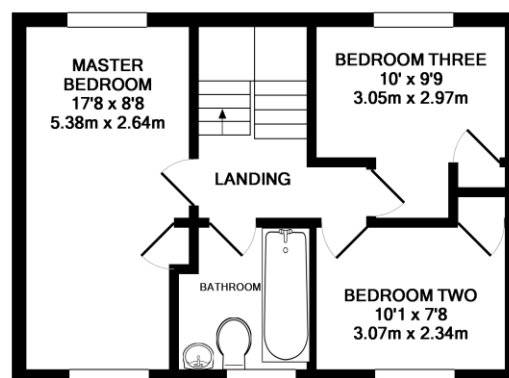
An enclosed rear garden laid to lawn with an area laid to patio.

### Garage -

Located in a nearby block with up and over door.



GROUND FLOOR



1ST FLOOR

**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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