



**sears**  
property, clear & simple

3 Bedroom Terrace  
Herondale, Bracknell  
Berkshire RG12 7ZT

Offers in Excess  
of £340,000

Freehold



*scan to view full details*



**\*\* THREE LARGE DOUBLE BEDROOMS \*\*** Set in the ever popular Birch Hill area and only a stones throw away from local amenities and nearby Sainsburys Superstore is this well presented and spacious three double bedroom family home, The property spans over three floors giving it the extra space to create.

*helping you get a move on!*

## about the property...

**\*\* THREE LARGE DOUBLE BEDROOMS \*\*** Set in the ever popular Birch Hill area and only a stones throw away from local amenities and nearby Sainsburys Superstore is this well presented and spacious three double bedroom family home. The property spans over three floors giving it the extra space to create the large bedrooms as well as a 16ft living room and 10ft kitchen. The current owners have greatly improved the features by adding a downstairs cloakroom and En-Suite in the master bedroom. There is the further benefit of a fully insulated utility shed/gym space in the garden, which could also be used as an office or studio. Commuters would also benefit from the easy access to both M3 and M4 motorways, while schools and local points of interest such as South Hill Park and The Lookout are close by.

**Entrance/Living Room - 16'10" (5.13m) x 11'9" (3.58m)**  
Front elevation double glazed window, TV point, BT point, wood flooring, radiator.

**Hallway -**  
Doors to kitchen, and WC, stairs to first floor, wood flooring, radiator.

**Downstairs Cloakroom -**  
Low level WC, hand wash basin with mixer tap over, tiled flooring.

**Kitchen - 11'8" (3.56m) x 11'8" (3.56m)**  
Rear elevation double glazed window, rear elevation double glazed door, range of eye and base level units with rolled edge work surfaces, one and a half stainless steel sink with drainer and mixer tap over, space for oven with extractor hood above, space and plumbing for dishwasher, space for fridge/freezer, part tiled walls, wood effect flooring, radiator.

**First Floor -**  
Doors to all first floor rooms, stairs to second floor, wood flooring, radiator.

**Master Bedroom - 16'8" (5.08m) x 11'9" (3.58m)**  
Rear elevation double glazed window, wood flooring, radiator.

**En-Suite -**  
Low level WC, vanity unit with mixer tap over, shower cubicle with attachment over, part tiled walls, wood flooring, heated towel rail.

**Bedroom Two - 11'10" (3.61m) x 11'9" (3.58m)**  
Two rear elevation double glazed windows, wood flooring, radiator.

**Second Floor -**  
Doors to all second floor rooms, fitted wardrobe with shelving, wood flooring.

**Bedroom Three - 12'1" (3.68m) x 11'9" (3.58m)**  
Rear elevation double glazed window, fitted wardrobes with shelving and hanging space, wood flooring, radiator.

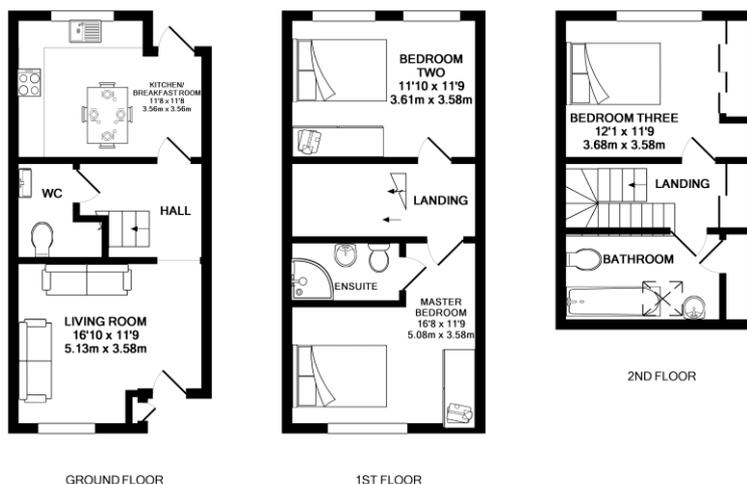
**Bathroom -**  
Velux window, low level WC, panel enclosed bath with mixer taps and shower attachment over, pedestal sink with mixer tap over, airing cupboard, part tiled walls, vinyl flooring, radiator.

**Outside -**

**Front -**  
Flower bed border with courtesy path to front door, storage cupboard.

**Rear -**  
An enclosed rear garden with areas laid to shingle and patio, flower bed borders, gated rear access.

**Utility Shed - 122 sqft (11.30 sqm)**  
A fully insulated utility shed with dual elevation double glazed windows, space and plumbing for washing machine, space for tumble dryer, vinyl flooring.



**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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