



**sears**  
property, clear & simple

3 Bedroom End Terrace

Falcon Way, Jennett's Park  
Berkshire RG12 8DQ

OIEO £340,000

Freehold



*scan to view full details*



**\*\* A SPACIOUS MODERN FAMILY HOME \*\*** Set in the popular Jennett's Park area and only a stones throw from Jennett's Park School and local Cooperative Store is this good sized three bedroom family home. The property benefits from a 17ft dual aspect living room and 17ft kitchen/dining room.

*helping you get a move on!*

## about the property...

**\*\* A SPACIOUS MODERN FAMILY HOME \*\*** Set in the popular Jennett's Park area and only a stones throw from Jennett's Park School and local Cooperative Store is this good sized three bedroom family home. The property benefits from a 17ft dual aspect living room and 17ft kitchen/dining room with integrated appliances. Other features include:- Downstairs cloakroom, En-Suite shower room, ample storage, enclosed rear garden and allocated parking for two vehicles. There are also excellent transport links via the M4 motorway.

### Entrance -

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

### Downstairs Cloakroom -

Front elevation double glazed frosted window, low level WC, wall mounted corner sink with mixer taps over, tiled flooring.

### Living Room - 17'6" (5.33m) x 10'1" (3.07m)

Front elevation double glazed window, rear elevation double glazed French doors, TV point, BT point, under stairs storage cupboard, radiator.

### Kitchen - 17'6" (5.33m) x 10'2" (3.1m)

Front elevation double glazed window, rear elevation double glazed French doors, range of eye and base level units with rolled edge work surfaces, one and a half stainless steel sink with drainer and mixer taps over, integrated oven and hob with extractor hood over, integrated fridge/freezer, integrated dishwasher, storage cupboard with space for washing machine and space for tumble dryer, tiled flooring, radiator.

### First Floor Landing -

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

### Master Bedroom - 10'6" (3.2m) x 10'5" (3.18m)

Front elevation double glazed window, fitted wardrobes with shelving and hanging space, TV point, radiator.

### En-Suite -

Rear elevation double glazed frosted window, low level WC, wall mounted sink with mixer taps over, shower cubicle with attachment over, part tiled walls, tiled flooring, heated towel rail.

### Bedroom Two - 9'8" (2.95m) x 9'0" (2.74m)

Rear elevation double glazed window, radiator.

### Bedroom Three - 9'0" (2.74m) x 7'2" (2.18m)

Rear elevation double glazed window, radiator.

### Bathroom -

Rear elevation double glazed frosted window, low level WC, wall mounted sink with mixer taps over, panel enclosed bath with mixer taps and shower attachment over, part tiled walls, tiled flooring, heated towel rail.

### Outside -

### To The Front -

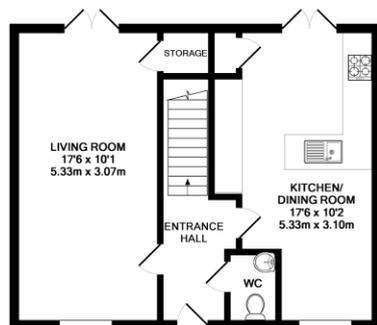
Courtesy path to front door, flower bed borders.

### To The Rear -

An enclosed rear garden laid to decking with areas laid to patio and shingle with gated rear access.

### Parking -

Two allocated parking spaces behind the property.



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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