



**\*\* KING`S ACADEMY CATCHMENT \*\*** Set within a quiet cul de sac is this spacious five bedroom detached family home located in the sought after location of Amen Corner. The property is set back from the road in a secluded location. Features include:- Downstairs Cloakroom, three reception rooms including, living room, study and dining room, re-fitted kitchen/breakfast room, utility room, En-Suite to master bedroom and family bathroom. Externally the property further benefits from driveway parking, double garage, and mature side and rear gardens. Available Now on an Unfurnished Basis.

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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)).



Five Bedrooms



Side and Rear Gardens



Three Reception Rooms



Spacious Kitchen/Breakfast Room



En-Suite to Master



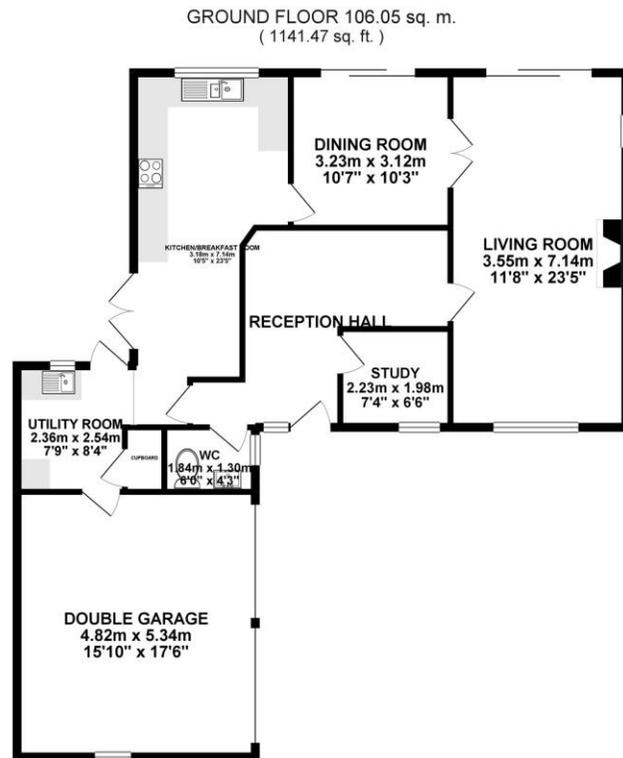
Unfurnished



Double Garage



Available Now



EPC ratings:



CTax band:





**Entrance**  
Stairs rising to the first floor, front elevation double glazed window, wood effect flooring.

**Downstairs Cloakroom** 5'11" (1.8m) x 4'11" (1.5m)  
Front elevation double glazed frosted window, pedestal hand wash basin, low level WC.

**Study** 6'11" (2.11m) x 7'11" (2.41m)  
Front elevation double glazed window, radiator.

**Living Room** 23'5" (7.14m) x 11'11" (3.63m)  
Front elevation double glazed window, side elevation double glazed window, rear elevation single glazed French door to garden, door to dining room, feature open fireplace, wood effect flooring, radiator.

**Dining Room** 10'11" (3.33m) x 10'11" (3.33m)  
Rear elevation double glazed French door, door to kitchen, wood effect flooring, radiator.

**Kitchen** 25'11" (7.9m) x 10'11" (3.33m)  
Re fitted kitchen, rear elevation double glazed window, double glazed door to garden, a range of eye and base level units with rolled edge work surfaces, four ring hob, integrated grill and oven, integrated microwave, door to utility room, tiled flooring.

**Utility Room** 8'11" (2.72m) x 8'11" (2.72m)  
A range of eye and base level units work rolled edge work surfaces, space for washing machine, space for dishwasher, single glazed door to garden.

**First Floor Landing**  
Doors to all first floor rooms, airing cupboard housing hot water tank and shelving.

**Master Bedroom** 12'11" (3.94m) x 11'11" (3.63m)  
Two front elevation double glazed windows, fitted wardrobe with hanging space and shelving, door to en suite, radiator.

**En Suite**  
6'11" (2.11m) x 6'11" (2.11m)  
Front elevation double glazed frosted window, panel enclosed bath with mixer taps and shower attachment over, low level WC, pedestal hand wash basin.

**Bedroom Two** 8'11" (2.72m) x 11'11" (3.63m)  
Rear elevation double glazed window, fitted wardrobe with hanging space and shelving, radiator.

**Bedroom Three** 10'11" (3.33m) x 8'11" (2.72m)  
Rear elevation double glazed window, radiator.

**Bedroom Four** 9'11" (3.02m) x 7'11" (2.41m)  
Rear elevation double glazed window, fitted wardrobe with hanging space and shelving, radiator.

**Bedroom Five** 13'11" (4.24m) x 10'9" (3.28m)  
Front elevation double glazed window, radiator.

**Bathroom** 7'11" (2.41m) x 7'11" (2.41m)  
Front elevation double glazed frosted window, low level WC, pedestal hand wash basin, panel enclosed bath with mixer taps and shower attachment over.

**Front**  
Laid to lawn with flower bed borders and driveway.

**Rear**  
Rear patio area to raised mature garden with plants and shrubs, shed and side access.

**Garage**  
Double garage with up and over door and housing the boiler.



## appointment to view

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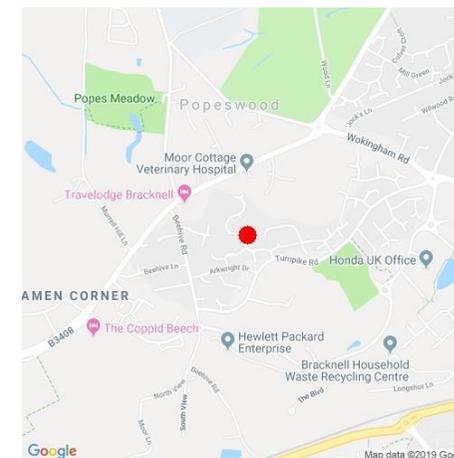
viewing with...

owner: .....

sears agent: .....



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## we're here to help

If you've any further questions, please speak to this property's dedicated agent directly:

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