



**** A LARGE FAMILY HOME WITH DETACHED DOUBLE GARAGE **** Set in the sought after area of The Warren and on a small and quiet cul de sac of only eight houses is this spacious and impressive four bedroom detached family home. The property benefits from a good sized plot that includes a private and sunny aspect rear garden, detached double garage and driveway parking for two vehicles. This is an ideal location for commuters with Martins Heron mainline train station only a moments walk away while both M3 and M4 motorways are easily accessible. There are also local amenities, schools and Tesco Superstore close by. Features include:- 21ft living room, separate dining room, 20ft kitchen/breakfast room, study, utility room, downstairs cloakroom, En-Suite and ample storage.

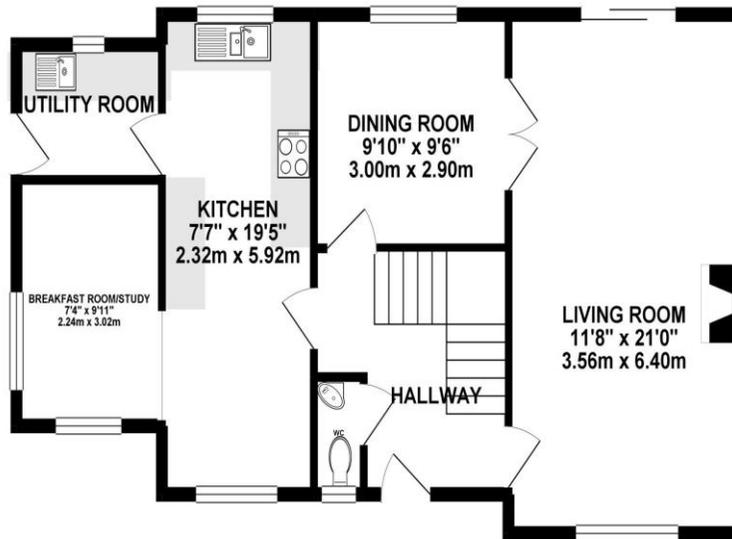
**** A LARGE FAMILY HOME WITH DETACHED DOUBLE GARAGE **** Set in the sought after area of The Warren and on a small and quiet cul de sac of only eight houses is this spacious and impressive four bedroom detached family home. The property benefits from a good sized plot that includes a private sunny garden.



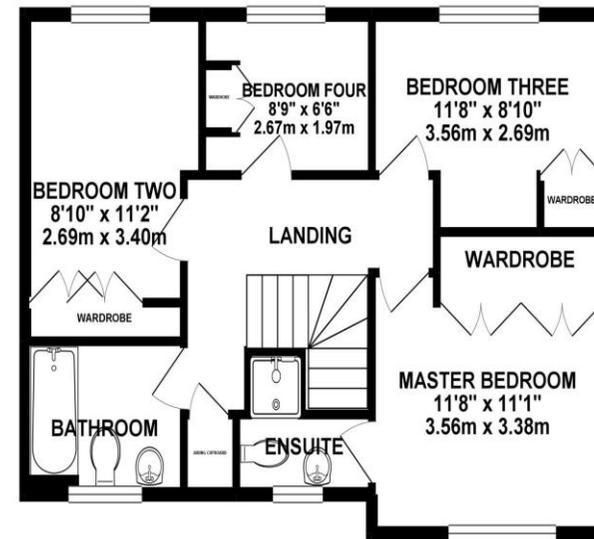
Bracknell is a town and civil parish in the Borough of Bracknell Forest in Berkshire, England. It lies 11 miles (18 km) to the southeast of Reading, 10 miles (16 km) southwest of Windsor and 30 miles (48 km) west of central London. The town has a population of 52,696. The town is surrounded, on the east 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))

- 📍 Four Bedrooms
- 📍 Detached Family Home
- 📍 Three Reception Rooms
- 📍 Downstairs Cloakroom
- 📍 En-Suite
- 📍 Private Rear Garden
- 📍 Double Garage & Driveway Parking
- 📍 Close To Train Station

GROUND FLOOR



1ST FLOOR



EPC ratings:
 CTax band:





Entrance

Doors to all ground floor rooms, stairs rising to the first floor, under stairs storage cupboard, radiator.

Downstairs Cloakroom

Front elevation double glazed frosted window, low level WC, wall mounted corner sink with twin taps over, radiator.

Living Room 21'0" (6.4m) x 11'8" (3.56m)

Front elevation double glazed window, rear elevation double glazed French doors, feature fireplace, TV point, two radiators.

Dining Room 9'10" (3m) x 9'6" (2.9m)

Rear elevation double glazed window, radiator.

Kitchen 19'5" (5.92m) x 7'7" (2.31m)

Dual elevation double glazed windows, a range of eye and base level units with rolled edge work surfaces, one and a half bowl sink with drainer and mixer tap over, integrated four ring hob and oven with extractor hood above, space and plumbing for dishwasher, integrated fridge, part tiled walls, tiled flooring, radiator.

Study 9'11" (3.02m) x 7'4" (2.24m)

Dual elevation double glazed windows, BT point, radiator.

Utility Room

Rear elevation double glazed window, space and plumbing for washing machine, sink with mixer tap over, tiled flooring, radiator.

First Floor Landing

Doors to all first floor rooms, airing cupboard with shelving, loft hatch.

Master Bedroom 11'8" (3.56m) x 11'1" (3.38m)

Front elevation double glazed window, wall to wall fitted wardrobes with hanging space and shelving, radiator.

En-Suite

Front elevation double glazed frosted window, low level WC, pedestal sink with twin taps over, shower cubicle with attachment over, part tiled walls, radiator.

Bedroom Two 11'2" (3.4m) x 8'10" (2.69m)

Rear elevation double glazed window, wall to wall fitted wardrobes with hanging space and shelving, built in desk, radiator.

Bedroom Three 11'8" (3.56m) x 8'10" (2.69m)

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

Bedroom Four 8'9" (2.67m) x 6'6" (1.98m)

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

Bathroom

Front elevation double glazed frosted window, low level WC, pedestal sink with twin taps over, panel enclosed bath with mixer taps and shower attachment over, part tiled walls, radiator.

Outside

To The Front

Laid to lawn with courtesy path to front door, flower bed borders, driveway parking for two vehicles.

To The Rear

A private and enclosed sunny aspect rear garden laid mainly to lawn with patio areas, flower bed borders and door to garage.



appointment to view

date: time:

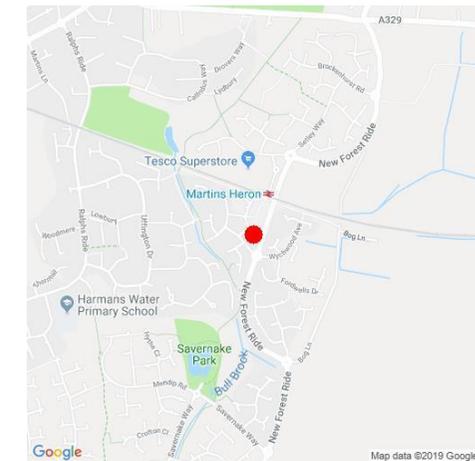
viewing with...

owner:

sears agent:



locate the property



scan with your smartphone or tablet for full property details



THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. ALL STATEMENTS IN THESE DETAILS ARE MADE WITHOUT LIABILITY ON THE PART OF SEARS PROPERTY OR THE SELLER.

THEY SHOULD NOT BE RELIED UPON AS A STATEMENT OR REPRESENTATION OF FACT AND, ALTHOUGH BELIEVED TO BE CORRECT, ARE NOT GUARANTEED AND FORM NO PART OF AN OFFER OR CONTRACT.

ANY INTENDING BUYERS MUST SATISFY THEMSELVES AS TO THEIR CORRECTNESS. PLEASE NOTE THAT ALL APPLIANCES AND HEATING SYSTEMS ARE NOT TESTED BY SEARS PROPERTY AND THEREFORE NO WARRANTIES CAN BE GIVEN AS TO THEIR GOOD WORKING ORDER.



we're here to help

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

Daniel Sear on 01344 481111

01344 481111

12 High Street, Bracknell, Berkshire RG12 1LL

searsproperty.co.uk hello@searsproperty.co.uk find sears property on facebook @searsproperty

REGISTERED OFFICE: 73 HIGH STREET, ALDERSHOT, HAMPSHIRE, GU11 1BY. REGISTERED IN ENGLAND AND WALES NO. 07158638 VAT NO. 989485042

rightmove.co.uk

PrimeLocation.com

Zoopla.co.uk

sears select by sears property

