



**sears**  
property, clear & simple

3 Bedroom Town House  
Boole Heights, Bracknell,  
Berkshire RG12 7GG

Offers in Excess of  
£340,000

Freehold



*scan to view full details*



**\*\* THREE DOUBLE BEDROOMS & OFF ROAD PARKING \*\*** This spacious and well presented three double bedroom town house is located in the popular Sovereign Fields area and is only a short distance from local shops, schools and amenities and offers excellent transport links via both M3 and M4 motorways.

*helping you get a move on!*

## about the property...

**\*\* THREE DOUBLE BEDROOMS & OFF ROAD PARKING \*\*** This spacious and well presented three double bedroom town house is located in the popular Sovereign Fields area and is only a short distance from local shops, schools and amenities and offers excellent transport links via both M3 and M4 motorways. Features include:- 17ft living/dining room, downstairs cloakroom, En-Suite shower room, walk in wardrobe in the master bedroom, enclosed rear garden and off road parking for two vehicles.

### Entrance -

Stairs rising to first floor, doors to all ground floor rooms, wood effect flooring, radiator.

### Downstairs Cloakroom -

Front elevation double glazed frosted window, low level WC, vanity unit with mixer tap over, wood effect flooring, radiator.

### Living/Dining Room - 17'9" (5.41m) x 12'11" (3.94m)

Rear elevation double glazed French door, under stairs storage cupboard, feature fireplace, TV point, BT point, wood effect flooring, radiator.

### Kitchen - 11'11" (3.63m) x 6'1" (1.85m)

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

### First Floor Landing -

Doors to all first floor rooms, stairs rising to second floor, radiator.

### Bedroom Two - 12'11" (3.94m) x 11'1" (3.38m)

Front elevation double glazed window, radiator.

### Bedroom Three - 12'11" (3.94m) x 11'7" (3.53m)

Rear elevation double glazed window, radiator.

### Bathroom -

Low level WC, vanity unit with mixer tap over, panel enclosed bath with mixer tap over, part tiled walls.

### Second Floor Landing -

Doors to all second floor rooms.

### Master Bedroom - 15'7" (4.75m) x 13'0" (3.96m)

Front elevation double glazed window, TV point, walk in wardrobe with hanging space and shelving, radiator.

### Shower Room -

Velux window, low level WC, vanity unit with mixer tap over, shower cubicle with attachment over, part tiled walls, vinyl flooring, radiator.

### Outside -

#### To the Front -

Courtesy path to front door, off road parking for two vehicles.

#### To the Rear -

An enclosed rear garden laid mainly to lawn with patio area, flower bed borders, gated side access.



**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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