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3 Bedroom Semi-Detached
Weycrofts, Bracknell,
Berkshire RG42 1TD

Offers in Excess of
£425,000

Freehold



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**** 70FT WEST FACING GARDEN **** Offering the potential to extend and located in one of the most desirable roads in Priestwood is this three bedroom Semi-Detached family home, This property has already been extended to the ground floor and is conveniently located for access to Bracknell town centre.

helping you get a move on!

about the property...

**** 70FT WEST FACING GARDEN **** Offering the potential to extend and located in one of the most desirable roads in Priestwood is this three bedroom Semi-Detached family home, This property has already been extended to the ground floor and is conveniently located to the well regarded Meadow Vale Primary School. The well planned accommodation includes a front aspect living room that opens up into the substantial kitchen/dining room, which in turn provides access to a large utility room/study area. There is access to the single garage via the property along with a downstairs shower room. To the first floor there are three generous sized bedrooms and a three piece family bathroom suite. Externally, the garden offers a good degree of seclusion and measures in the region of 70ft, with a large decked area, whilst to the front there is driveway parking for one vehicle. The location is also convenient for ease of access into Bracknell's newly regenerated town centre, leisure facilities and mainline train station.

Entrance -

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

Downstairs Shower Room -

Front elevation double glazed frosted window, low level w.c, pedestal hand wash basin, separate shower cubicle, part tiled walls, wood effect flooring, radiator.

Living Room - 15'3" (4.65m) x 12'0" (3.66m)

Front elevation double glazed window, feature gas fireplace with wooden mantle surround, TV & BT points, wood effect flooring.

Kitchen Dining Room - 21'0" (6.4m) x 10'0" (3.05m)

Rear elevation double glazed window, rear elevation double glazed double doors leading onto decking area, an array of high and low level kitchen units with rolled edge work surfaces, intergrated dishwasher, built in four ring hob with built in oven and extractor hood over, part tiled walls, wood effect flooring, large dining area, radiator.

Utility - Study Area - 14'4" (4.37m) x 12'9" (3.89m)

Rear elevation double glazed window, rear elevation double glazed door leading to garden, space and plumbing for washer and dryer, access to garage, an array of low level kitchen unites with rolled edge work surfaces.

Landing -

Two side elevation double glazed windows, loft hatch, built in airing cupboard, doors to all rooms.

Master Bedroom - 15'11" (4.85m) x 0" (0m)

Front elevation double glazed window, TV point, radiator.

Bedroom Two - 14'9" (4.5m) x 10'1" (3.07m)

Rear elevation double glazed window, radiator.

Bedroom Three - 9'5" (2.87m) x 8'0" (2.44m)

Side elevation double glazed window, built in over stairs cupboard, radiator.

Bathroom -

Side elevation double glazed window, rear elevation double glazed window, low level w.c, built in hand wash basin, panel enclosed bath with shower attachment, part tiled walls, radiator.

Front Garden -

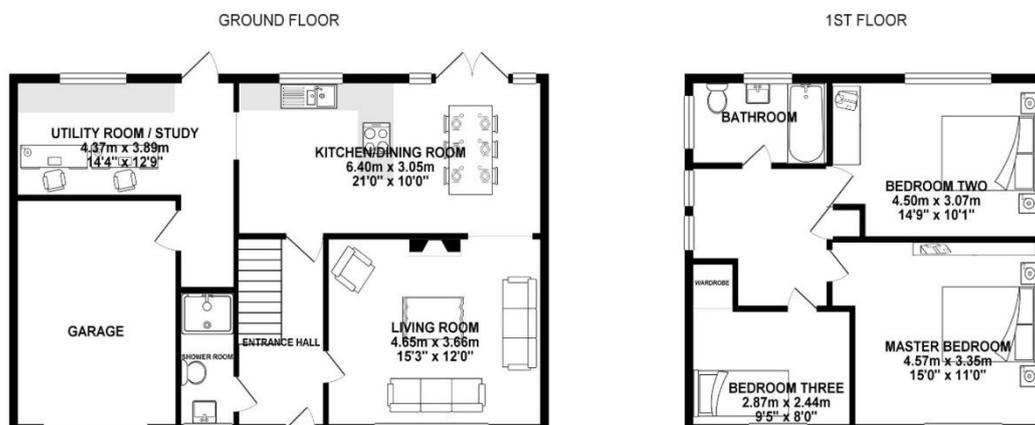
Courtesy footpath to main front door, mainly laid to lawn, hedge border.

Rear Garden -

70 ft west facing rear garden, mainly laid to lawn, large decking area.

Parking -

Off road parking for one vehicle.
Single garage with solid wood door, light and power.



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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