



**sears**  
property, clear & simple

3 Bedroom Link-Detached  
Frobisher, Bracknell,  
Berkshire, RG12 7WQ

Price £400,000

Freehold



*scan to view full details*



**\*\* CLOSE TO THE BEAUTIFUL VIEWS OF SOUTH HILL PARK \*\*** Set in a sought after and rarely available road and only a short walk to local shops, schools and amenities is the spacious three bedroom link detached family home. The property is also only moments away from South Hill Park making this a great location for families.

*helping you get a move on!*

## about the property...

**\*\* CLOSE TO THE BEAUTIFUL VIEWS OF SOUTH HILL PARK \*\*** Set in a sought after and rarely available road and only a short walk to local shops, schools and amenities is the spacious three bedroom link detached home. The property is also only moments away from South Hill Park making this a great location for families and dog owners. Features include:- 13ft living room, separate dining room, family room, downstairs shower room, ample storage, enclosed rear garden, garage and driveway parking.

### Entrance -

Doors to all rooms, stairs rising to first floor.

### Shower Room -

Low level WC, pedestal sink, shower cubicle with attachment over.

### Living Room -

Rear elevation double glazed patio doors, TV point, radiator.

### Kitchen - 11'8" (3.56m) x 9'8" (2.95m)

Rear elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, one and a half stainless steel sink with drainer and mixer tap over, integrated five ring hob with oven and extractor hood above, space and plumbing for dishwasher, space and plumbing for washing machine.

### Dining Room - 14'5" (4.39m) x 8'0" (2.44m)

Rear elevation double glazed window, rear elevation double glazed door.

### Family Room - 10'11" (3.33m) x 10'1" (3.07m)

Front elevation double glazed window, radiator. **First Floor Landing -** Side elevation double glazed window, storage cupboard, doors to all rooms.

### Master Bedroom - 12'2" (3.71m) x 10'6" (3.2m)

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

### Bedroom Two - 11'5" (3.48m) x 8'6" (2.59m)

Rear elevation double glazed window, radiator.

### Bedroom Three - 15'4" (4.67m) x 6'8" (2.03m)

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

### Bathroom -

Rear elevation double glazed frosted window, low level WC, pedestal hand wash basin with mixer tap over, panel enclosed bath with mixer tap and attachment over,

### To the Front -

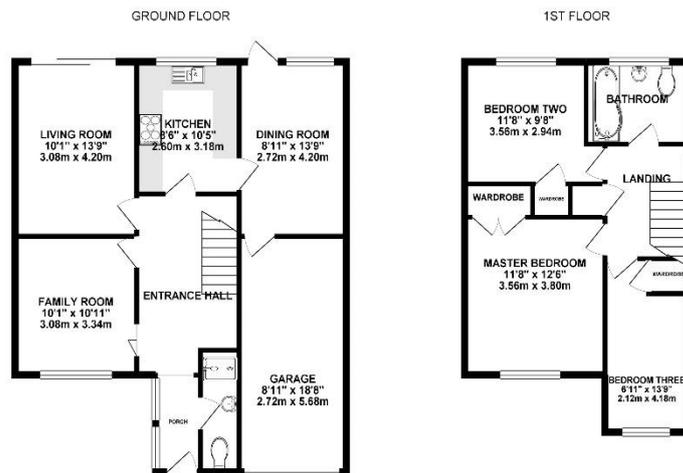
Driveway parking for three vehicles.

### To the Rear -

An enclosed rear garden mainly laid to lawn with patio and decking areas.

### Garage - 136 sqft (12.63 sqm)

With up and over door, lighting 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...*

**01344 481111** **12 High Street, Bracknell, Berkshire RG12 1LL**

[searsproperty.co.uk](http://searsproperty.co.uk)

[hello@searsproperty.co.uk](mailto:hello@searsproperty.co.uk)

find sears property on facebook

[twitter.com/searsproperty](https://twitter.com/searsproperty)

rightmove.co.uk

PrimeLocation.com

Zoopla.co.uk