



**sears**  
property, clear & simple

4 Bedroom Terrace  
Sparrowhawk Way, Jennett's Park,  
Berkshire RG12 8AZ

Offers in Excess of  
£450,000

Freehold



*scan to view full details*



**\*\* GENEOROUS FAMILY HOME IN SOUGHT AFTER LOCATION \*\*** This double fronted family home is located in a sought after location within Jennett's Park. Spread over three floors, the ground floor comprises of a double aspect living room, generous kitchen/dining/family room with integrated appliances.

*helping you get a move on!*

## about the property...

**\*\* GENEROUS FAMILY HOME IN SOUGHT AFTER LOCATION \*\*** This double fronted family home is located in a sought after location within Jennett`s Park. Spread over three floors, the ground floor comprises of a double aspect living room, generous kitchen/dining/family room with integrated appliances and W/C. To the first floor is bedroom two which benefits from an En-Suite shower room, bedroom three is a good size with a built in wardrobe and the family bathroom. To the third floor is the double aspect master bedroom which benefits from a walk through dressing area and large En-Suite shower room. Bedroom four is also on the second floor. Outside is a well landscaped garden with rear access. There is also parking for three cars.

### Entrance -

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

### Downstairs WC -

Low level WC, pedestal hand wash basin, radiator.

### Living Room - 20'10" (6.35m) x 10'4" (3.15m)

Front elevation double glazed window, rear elevation double glazed door, TV point, BT point, carpeted, radiator.

### Kitchen/Dining - 25'4" (7.72m) x 13'3" (4.04m)

Front elevation double glazed window, rear 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 four ring hob and oven with extractor hood above, integrated dishwasher, integrated washing/dryer, integrated fridge/freezer, radiator.

### First Floor Landing -

Rear elevation double glazed window, doors to all first floor rooms, stairs rising to second floor, airing cupboard, carpeted, radiator.

### Bedroom Two - 12'3" (3.73m) x 10'4" (3.15m)

Front elevation double glazed window, carpeted, radiator.

### En Suite -

Rear elevation double glazed frosted window, low level WC, pedestal hand wash basin with mixer tap over, separate double cubicle with attachment over, radiator.

### Bedroom Three - 13'1" (3.99m) x 12'3" (3.73m)

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

### Bathroom - 7'1" (2.16m) x 6'2" (1.88m)

Rear elevation double glazed frosted window, low level WC, pedestal sink with mixer tap over, panel enclosed bath with mixer tap and attachment over, part tiled walls, heated towel rail.

### Second Floor Landing -

Doors to all second floor rooms.

### Master Bedroom - 18'11" (5.77m) x 10'3" (3.12m)

Front elevation double glazed window, rear elevation double glazed window, carpeted, radiator.

### Walk in Wardrobes - 9'3" (2.82m) x 5'9" (1.75m)

Built in wardrobe with hanging space and shelving.

### En Suite - 11'1" (3.38m) x 5'3" (1.6m)

Front elevation double glazed frosted window, low level WC, pedestal hand wash basin with mixer tap over, separate double cubicle with attachment over, radiator.

### Bedroom Four - 10'7" (3.23m) x 7'10" (2.39m)

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



**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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