



**sears**  
property, clear & simple

3 Bedroom Semi-Detached  
**Wellington Drive, Bracknell,**  
Berkshire RG12 9NG

**Price £1,000 pcm**

To Let



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**\*\*A SEMI DETACHED HOME\*\*** This spacious three bedroom semi detached family home is set in the popular and sought after Harmans Water area and is only a short walk away from Harmans Water Primary School, local shops and amenities. Available 1st July on an unfurnished basis.

helping you get a move on!



## about the property...

**\*\*A SEMI DETACHED HOME\*\*** This spacious three bedroom semi detached family home is set in the popular and sought after Harmans Water area and is only a short walk away from Harmans Water Primary School, local shops and amenities. The property is in the enviable position of having a private and non over looked rear garden while also benefiting from views of greenery from the front. This ideal family home, benefits from:- 12ft living room, separate dining room, utility room, downstairs cloakroom, ample storage and a garage in a nearby block. Available 1st July on an unfurnished basis.

### Entrance -

Doors to living room and utility room, stairs to first floor, radiator.

### Downstairs Cloakroom -

Low level WC, wall mounted sink with twin taps over, tiled flooring.

### Living Room - 12'8" (3.86m) x 11'1" (3.38m)

Front elevation double glazed window, TV point, BT point, feature fireplace, radiator.

### Dining Room - 12'9" (3.89m) x 9'4" (2.84m)

Rear elevation double glazed French doors, radiator.

### Kitchen - 10'0" (3.05m) x 9'11" (3.02m)

Rear elevation double glazed French doors, a range of eye and base level units with rolled edge work surfaces, one and a half bowl stainless steel sink with drainer and mixer tap over, space for oven, space and plumbing for dishwasher, part tiled walls, vinyl flooring, radiator.

### Utility Room -

Space and plumbing for washing machine, space for fridge/freezer, space for tumble dryer.

### First Floor Landing -

Doors to all first floor rooms, airing cupboard, storage cupboard, radiator.

### Master Bedroom - 12'7" (3.84m) x 7'8" (2.34m)

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

### Bedroom Two - 12'1" (3.68m) x 10'2" (3.1m)

Rear elevation double glazed window, storage cupboard with shelving, radiator.

### Bedroom Three - 11'4" (3.45m) x 6'10" (2.08m)

Front elevation double glazed window, radiator.

### Wet Room -

Rear elevation double glazed frosted window, pedestal sink with twin taps over, wet room shower with attachment over, fully tiled walls, vinyl flooring, heated towel rail.

### Separate Cloakroom -

Rear elevation double glazed frosted window, low level WC.

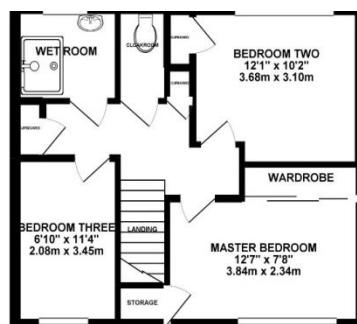
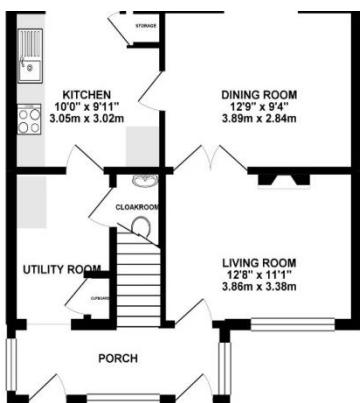
### Outside -

### To The Front -

Mostly laid to lawn, courtesy path leading to the front door.

### To The Rear -

A private and enclosed rear garden laid mostly to lawn with areas laid to patio, courtesy path leading to gated side access and a selection of plants and shrubs.



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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