



sears
property, clear & simple

3 Bedroom Link-Detached
Lyon Oaks, Bracknell,
Berkshire RG42 2PX

Offers in Excess of
£340,000

Freehold



scan to view full details



**** HIGHLY SOUGHT AFTER AREA **** A very attractive and incredibly well presented three bedroom Link-Detached home. Over the years this property has been very well looked after with an array of updates along with the added benefit of a conservatory.

helping you get a move on!

about the property...

**** HIGHLY SOUGHT AFTER AREA **** A very attractive and incredibly well presented three bedroom Link-Detached home. Over the years this property has been very well looked after with an array of updates along with the added benefit of a conservatory. Upstairs it offers three bedrooms along with built in wardrobes to the master. Outside it offers a well landscaped rear garden with side gate and off road parking. Situated in a very desirable part of Warfield with its strong sense of community, local amenities and schools. The newly generated Bracknell Town centre is only a short drive away which by spring next year will offer an extensive array of shops, restaurants and bars. The area benefits with a mainline railway station linked to London Waterloo along with excellent transport links.

Entrance -

Stairs rising to first floor, built in under stairs cupboard, wood effect flooring, radiator.

Downstairs WC -

Front elevation double glazed frosted window, low level WC, corner hand wash basin, wood effect flooring, radiator.

Living Room - 14'0" (4.27m) x 13'4" (4.06m)

Rear elevation double glazed double doors to garden, rear elevation double glazed double doors to conservatory, TV point, BT point, wood effect flooring, radiator.

Kitchen - 11'0" (3.35m) x 7'0" (2.13m)

Front elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, built in four ring hob and oven with extractor hood above, inset sink and drainer with mixer tap over, space for washing machine, space for dishwasher, breakfast bar, under floor heating, radiator.

Conservatory - 9'2" (2.79m) x 8'0" (2.44m)

Side elevation double glazed door to garden, feature effect fireplace, TV point, wood effect flooring.

First Floor Landing -

Built in airing cupboard, doors to all first floor rooms, loft hatch.

Master Bedroom - 11'3" (3.43m) x 8'9" (2.67m)

Two front elevation double glazed windows, built in wardrobe with hanging space and shelving, built in over stairs cupboard, TV point, radiator.

Bedroom Two - 9'0" (2.74m) x 6'2" (1.88m)

Rear elevation double glazed window, radiator.

Bedroom Three - 10'0" (3.05m) x 7'6" (2.29m)

Rear elevation double glazed window, radiator.

Bathroom -

Side elevation double glazed frosted window, low level WC, built in hand wash basin, panel enclosed bath with mixer tap and attachment over.

Outside -

To the Front -

Mainly laid to lawn, courtesy path to front door.

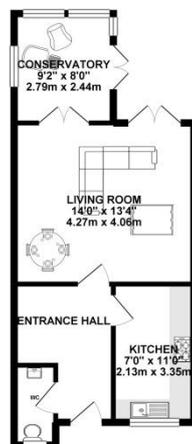
To the Rear -

Mainly laid to lawn with decking area, side gate.

Parking -

Allocated parking for one vehicle.

GROUND FLOOR



1ST FLOOR



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

hello@searsproperty.co.uk

find sears property on facebook

twitter.com/searsproperty

rightmove.co.uk

PrimeLocation.com

Zoopla.co.uk