



**** OVER QUARTER OF AN ACRE OF GARDENS **** Incredibly rare to the market and offering a huge amount of scope and potential is this three bedroom detached family home. Located on the Warfield/Bracknell and Ascot borders makes it an ideal location whilst having the added benefit of sitting in close proximity to Lilly Hill Park. The property itself offers a generous amount of accommodation which includes three reception rooms, fully fitted kitchen and downstairs w.c. Upstairs there are three good size bedrooms and a main family bathroom. Outside there is in total just over quarter of an acre of gardens, the rear garden occupies most of the land along with the added benefit of being completely private and south facing. To the front there is a large corner frontage offering scope to extend the driveway further. Attached via a walk way is a double length tandem garage with workshop to the rear along with parking for four vehicles. Situated down a quiet no through road.

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Bracknell is a town and civil parish in the Borough of Bracknell Forest in Berkshire, England. It lies 11 miles (18 km) to the southeast of Reading, 10 miles (16 km) southwest of Windsor and 30 miles (48 km) west of central London. The town has a population of 52,696. The town is surrounded, on the east and south, by the vast expanse of Swinley Woods and Crowthorne Woods. Bracknell has two railway stations, Bracknell and Martins Heron, both of which are on the Waterloo to Reading Line, originally built by the London and South Western Railway and now operated by South West Trains. As a consequence of the frequent service on this line, Bracknell is now a major commuter centre with its residents travelling in both directions (westwards to Reading and eastwards to London (Waterloo)).



Incredibly Rare



Large Gardens



Three Bedrooms



Sought After Location



Detached Family Home



Double Length Garage



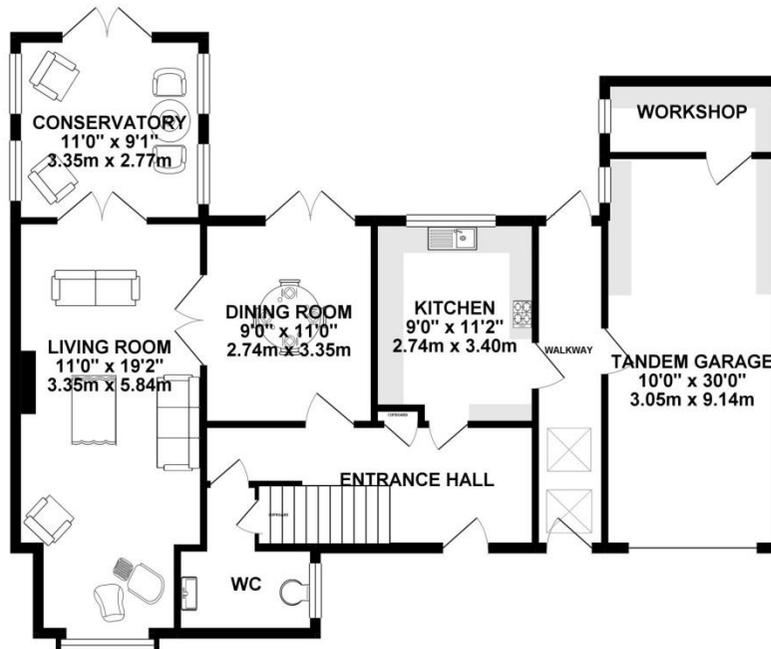
Scope & Potential



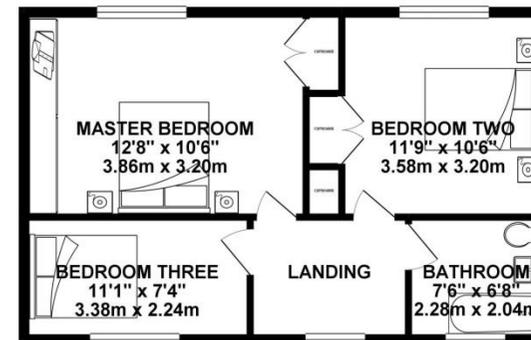
South Facing Garden



GROUND FLOOR



1ST FLOOR



EPC ratings: **D**

CTax band: **■**





Entrance

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

Downstairs WC

Side elevation double glazed frosted window, low level WC, built in hand wash basin, built in under stairs cupboard, wood effect flooring, heated towel rail.

Living Room 19'2" (5.84m) x 11'0" (3.35m)

Front elevation double glazed Bay window, feature effect fireplace with marble surround, TV point, BT point, radiator.

Dining Room 11'0" (3.35m) x 9'0" (2.74m)

Rear elevation double glazed double doors to garden, butlers hatch, radiator.

Loggie 11'0" (3.35m) x 9'1" (2.77m)

Rear elevation double glazed double doors, side elevation double glazed window, two radiators.

Kitchen 11'2" (3.4m) x 9'0" (2.74m)

Rear elevation double glazed window, side elevation double glazed door, a range of eye and base level units with flat edge work surfaces, inset sink and drainer with mixer tap over, integrated four ring hob with extractor hood above, built in oven and grill, integrated dishwasher, space for low level fridge, breakfast bar.

Lobby

Access to garage and the front and rear garden.

First Floor Landing

Front elevation double glazed window, loft hatch, doors to all first floor rooms.

Master Bedroom 12'8" (3.86m) x 10'6" (3.2m)

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

Bedroom Two

11'9" (3.58m) x 10'6" (3.2m)

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

Bedroom Three 11'1" (3.38m) x 7'4" (2.24m)

Front elevation double glazed window, radiator.

Bathroom

Front elevation double glazed frosted window, low level WC, built in hand wash basin, panel enclosed bath with attachment over, fully tiled walls, heated towel rail.

Outside

To the Front

Mainly laid to lawn with courtesy path to front door, large corner frontage.

To the Rear

Very large and private rear garden, mature trees, mainly laid to lawn with footpath, large patio area, flower bed borders and hedge borders, side access.

Parking

Off road parking for four vehicles.

Garage 30'0" (9.14m) x 10'0" (3.05m)

Double length tandem garage and workshop, utility space with light and power.



appointment to view

date: time:

viewing with...

owner:

sears agent:



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we're here to help

If you've any further questions, please speak to this property's dedicated agent directly:

Daniel Sear on 01344 481111

01344 481111

12 High Street, Bracknell, Berkshire RG12 1LL

searsproperty.co.uk hello@searsproperty.co.uk find sears property on facebook @searsproperty

REGISTERED OFFICE: 73 HIGH STREET, ALDERSHOT, HAMPSHIRE, GU11 1BY. REGISTERED IN ENGLAND AND WALES NO. 07158638 VAT NO. 989485042

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