



**\*\* IMPRESSIVE FROM TOP TO BOTTOM \*\*** An incredibly impressive and substantial five bedroom detached family home. This impressive home has been extended and improved over years to provide an incredibly generous amount of space. Downstairs the property has two large reception rooms along with a study, conservatory, fitted kitchen, utility and downstairs w.c. Upstairs the property offers five bedrooms with main family bathroom, the master bedroom boasts a large dressing area and four piece En-Suite bathroom including a roll to free standing bath. Bedroom two also offer an En-Suite shower room with a full jet powered system, all rooms provide built in storage. Throughout the property it is airy and spacious and has clearly been thought about in its design, outside is a large rear private garden offering a summer house, vegetable plot and jacuzzi area with Pagoda. To the front there is off road parking for six cars along with a double garage.

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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)).



Five Bedrooms



Double Garage



Detached Family Home



Large Grounds



Three Reception Rooms



Extended & Improved



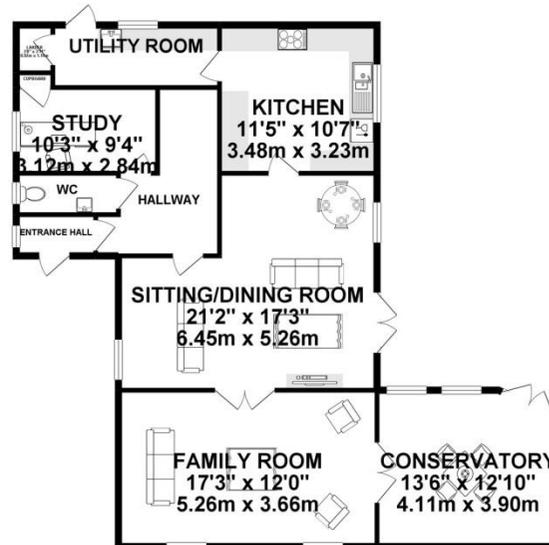
Three Bathrooms



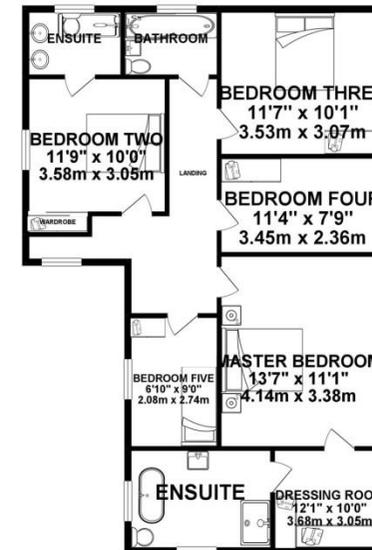
Conservatory



GROUND FLOOR



1ST FLOOR



EPC ratings:



CTax band:



**Entrance**  
Side elevation double glazed window, front elevation double glazed window, tiled flooring, radiator.

**Hallway**  
Stairs rising to first floor, tiled flooring, radiator.

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

**Study 10'3" (3.12m) x 9'4" (2.84m)**  
Front elevation double glazed window, built in storage cupboard, BT point, built in shelving, radiator.

**Living Room/Dining Room 21'2" (6.45m) x 17'3" (5.26m)**  
Front elevation double glazed window, rear elevation double glazed window, rear elevation double glazed sliding doors to patio, TV point, BT point, two radiators.

**Family Room 17'3" (5.26m) x 12'0" (3.66m)**  
Front elevation double glazed window, rear elevation double glazed door to conservatory, radiator.

**Conservatory 13'6" (4.11m) x 12'10" (3.91m)**  
Rear elevation double glazed door to garden, side elevation double glazed window, radiator.

**Kitchen 11'5" (3.48m) x 10'7" (3.23m)**  
Rear elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, inset sink and drainer with mixer tap over, built in five ring hob and double oven range with extractor hood above, space for upright fridge/freezer, integrated dishwasher, part tiled walls, wood effect flooring, radiator.

**Utility Room**  
Side elevation double glazed window, side elevation double glazed door, a range of eye and base level units with rolled edge work surfaces, inset sink with mixer tap over, space for washing machine, space for tumble dryer, built in larder, radiator.

**First Floor Landing**  
Front elevation double glazed window, doors to all first floor rooms, built in airing cupboard, loft hatch.

**Master Bedroom 13'7" (4.14m) x 11'1" (3.38m)**  
Rear elevation double glazed window, radiator.

**Dressing Room 12'1" (3.68m) x 8'0" (2.44m)**  
Rear elevation double glazed window, built in wardrobe with hanging space and shelving, built in dressing area, radiator.

**En Suite Bathroom 12'1" (3.68m) x 10'0" (3.05m)**  
Front elevation double glazed frosted window, low level WC, built in hand wash basin with mixer tap over, roll top bath, separate cubicle with attachment over, part tiled walls, radiator.

**Bedroom Two 11'9" (3.58m) x 10'0" (3.05m)**  
Front elevation double glazed window, built in wardrobe with hanging space and shelving, radiator.

**En Suite**  
Side elevation double glazed frosted window, low level WC, bidet, His and Hers hand wash basin with mixer taps over, separate cubicle with multi jet shower, tiled flooring, heated towel rail.

**Bedroom Three 11'7" (3.53m) x 10'1" (3.07m)**  
Rear elevation double glazed window, built in wardrobe with hanging space and shelving, radiator.

**Bedroom Four 11'4" (3.45m) x 7'9" (2.36m)**  
Rear elevation double glazed window, built in wardrobe with hanging space and shelving, radiator.

**Bedroom Five 9'0" (2.74m) x 6'10" (2.08m)**  
Front elevation double glazed window, built in wardrobe with hanging space and shelving, radiator.

**Bathroom**  
Side elevation double glazed window, low level WC, pedestal hand wash basin with mixer tap over, panel enclosed bath with power shower, part tiled walls, tiled flooring, heated towel rail.

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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:

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