



**** AN EXTREMELY SPACIOUS TOWN HOUSE WITH WOODLAND VIEWS **** Set in the popular area of 'The Parks' and only a short distance from Bracknell Town Centre is this impressive four double bedroom detached family home. The property is ideal for growing families offering ample living space in the form of a 25ft kitchen/reception room and 25ft living room. Other features include:- downstairs cloakroom, study, cloakroom on the first floor, En-Suite and dressing area in the master bedroom, enclosed rear garden and detached garage with driveway parking to the front. There are excellent transport links via both M3 and M4 motorways and Bracknell mainline train station.

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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)).



Four Double Bedrooms



Downstairs Cloakroom



Detached Town House



En-Suite



25ft Kitchen/Reception Room



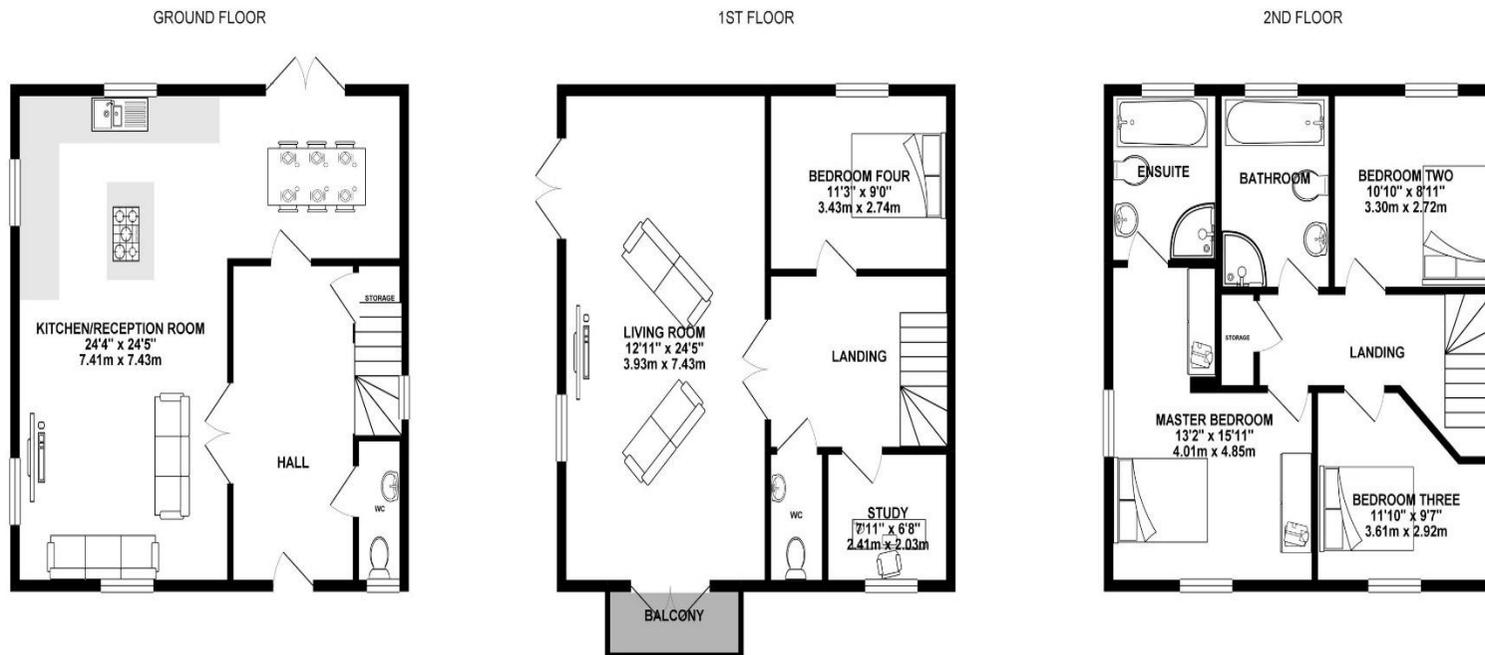
Enclosed Rear Garden



25ft Living Room



Garage & Driveway



EPC ratings: **C**

CTax band: **Yellow**





Entrance

Side elevation double glazed window, doors to all ground floor rooms, stairs rising to first floor, under stair storage cupboard, wood effect flooring, radiator.

Downstairs Cloakroom

Front elevation double glazed frosted window, low level WC, pedestal sink with mixer tap over, tiled flooring, radiator.

Kitchen/Reception Room 24'5" (7.44m) x 24'4" (7.42m)

Triple elevation double glazed windows, a range of eye and base level units with rolled edge work surfaces, one and a half stainless steel sink and drainer with mixer tap over, integrated oven and five ring hob with extractor hood above, integrated washing machine, integrated dishwasher, space for fridge/freezer, TV point, part tiled flooring, two radiators.

First Floor Landing

Side elevation double glazed window, doors to all first floor rooms, stairs rising to second floor, radiator.

Cloakroom

Low level WC, pedestal sink with mixer tap over, tiled flooring, radiator.

Living Room 24'6" (7.47m) x 12'11" (3.94m)

Dual elevation double glazed French doors, one with access to balcony, side elevation double glazed window, TV point, two radiators.

Bedroom Four 11'3" (3.43m) x 9'0" (2.74m)

Rear elevation double glazed window, radiator.

Study 7'11" (2.41m) x 6'8" (2.03m)

Front elevation double glazed window, BT point, radiator.

Second Floor Landing

Doors to all second floor rooms, loft hatch, airing cupboard, radiator.

Master Bedroom

15'11" (4.85m) x 13'2" (4.01m)

Dual elevation double glazed windows, TV point, BT point, radiator.

En-Suite

Rear elevation double glazed frosted window, low level WC, pedestal sink with mixer tap over, panel enclosed bath with mixer tap and attachment over, separate shower cubicle with attachment over, part tiled walls, tiled flooring, radiator.

Bedroom Two 10'10" (3.3m) x 8'11" (2.72m)

Rear elevation double glazed window, radiator.

Bedroom Three 11'0" (3.35m) x 9'7" (2.92m)

Front elevation double glazed window, radiator.

Bathroom

Rear elevation double glazed frosted window, low level WC, pedestal sink with mixer tap over, panel enclosed bath with mixer tap and attachment over, separate shower cubicle with attachment over, part tiled walls, tiled flooring, radiator.

To the Front

Driveway parking for two vehicles.

To the Rear

An enclosed rear garden laid mainly to lawn with patio area, flower bed borders, door to garage.

Garage

Up and over door, light and power.



appointment to view

date: time:

viewing with...

owner:

sears agent:



locate the property



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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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