



**** HIGHLY DESIRABLE LOCATION**
****** Situated in one of the town's most prestigious, tree lined, no through roads is this impressive four bedroom detached family home, conveniently located in close proximity to local amenities and superb schools along with being only a stones throw away from the newly regenerated Lexicon centre. Offering a generous amount of living space from three reception rooms, large kitchen diner and large entrance hall, upstairs there are four good size bedrooms with the master boasting an En-Suite bathroom. The property is light and airy and benefits from numerous amounts of windows throughout, outside there is a south east facing garden and of a private nature, furthermore there is a double garage and off road parking for at least three vehicles.

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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 Bedrooms



South East Facing Garden



Detached Family Home



Double Garage



Highly Sought After Location



Off Road Parking



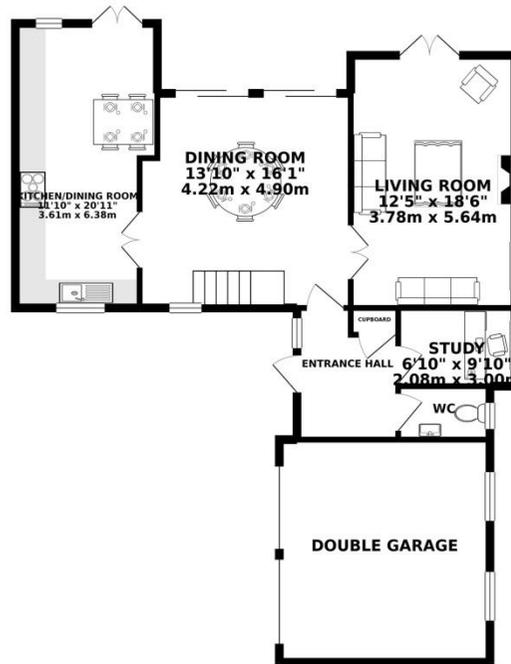
Three Reception Rooms



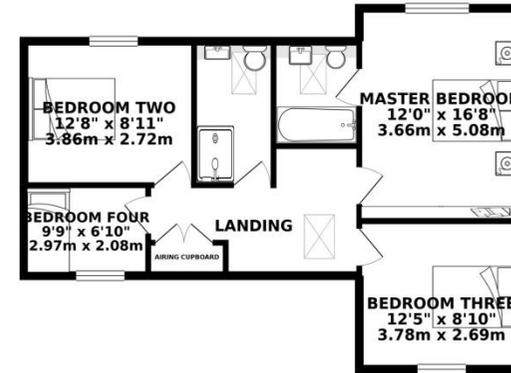
Kitchen Diner



GROUND FLOOR



1ST FLOOR



EPC ratings: **D**

CTax band: **[Yellow Box]**





Entrance

Front elevation double glazed frosted window, built in storage cupboard, doors to all ground floor rooms, radiator.

Downstairs WC

Rear elevation double glazed frosted window, low level WC, floating hand wash basin with mixer tap over, part tiled walls, tiled flooring, radiator.

Study 9'10" (3m) x 6'10" (2.08m)

Rear elevation double glazed window, BT point, radiator.

Living Room 18'6" (5.64m) x 12'5" (3.78m)

Side elevation double glazed window, rear elevation double glazed double doors to patio, feature fireplace with wooden mantle, surround and backing, BT point, TV point, two radiators.

Dining/Family Room 16'1" (4.9m) x 13'10" (4.22m)

Two rear elevation double glazed sliding doors to patio, front elevation double glazed window, TV point, stairs rising to first floor, radiator.

Kitchen/Diner 20'11" (6.38m) x 11'10" (3.61m)

Front elevation double glazed window, rear elevation double glazed window, rear elevation double glazed double doors to patio, a range of eye and base level units with rolled edge work surfaces, inset sink and drainer with mixer tap over, space for dishwasher, space for washing machine, space for upright American fridge/freezer, integrated five ring hob with extractor hood above, built in high level double oven, part tiled walls, radiator.

First Floor Landing

Velux window, built in airing cupboard, doors to all first floor rooms, radiator.

Master Bedroom 16'8" (5.08m) x 12'0" (3.66m)

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

En Suite

Velux window, low level WC, built in hand wash basin with mixer tap over, panel enclosed bath with mixer tap and attachment over, fully tiled walls, tiled flooring, heated towel rail.

Bedroom Two

12'8" (3.86m) x 8'11" (2.72m)

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

Bedroom Three 12'5" (3.78m) x 8'10" (2.69m)

Front elevation double glazed window, radiator.

Bedroom Four 9'9" (2.97m) x 6'10" (2.08m)

Front elevation double glazed window, radiator.

Bathroom

Velux window, low level WC, built in hand wash basin with mixer tap over, separate double shower cubicle with attachment over, fully tiled walls, heated towel rail.

Outside

To the Front

Small low maintenance garden with courtesy path to front door.

To the Rear

Mainly laid to lawn with large patio area, flower bed borders, two side gates, gravel seating area.

Parking

Driveway parking for three vehicles.

Garage

Double garage with two up and over doors.



appointment to view

date: time:

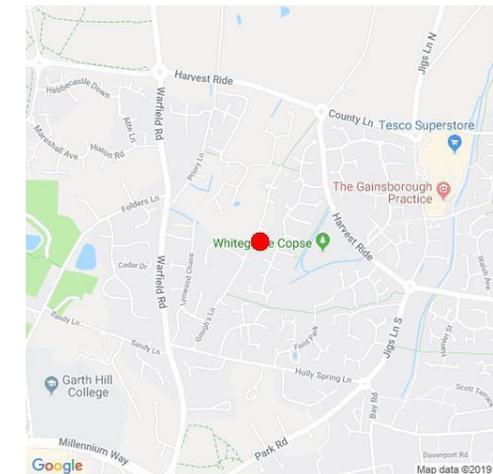
viewing with...

owner:

sears agent:



locate the property



scan with your smartphone or tablet for full property details



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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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