



**sears**  
property, clear & simple

2 Bedroom Terrace  
Portia Grove, Warfield, Bracknell,  
Berkshire RG42 3TS

Price £325,000

Freehold



*scan to view full details*



**\*\* VERY LARGE GARDEN & NO ONWARD CHAIN \*\*** A very impressive two double bedroom home, set in the highly desirable area of Warfield and situated at the end of a quiet cul de sac. Downstairs there is a large living dining room leading out onto the large L-shaped garden.

*helping you get a move on!*

## about the property...

**\*\* VERY LARGE GARDEN & NO ONWARD CHAIN \*\*** A very impressive two double bedroom home, set in the highly desirable area of Warfield and situated at the end of a quiet cul de sac. Downstairs there is a large living dining room leading out onto the large L- shaped garden, there is also a fully fitted kitchen with intergrated appliances, porch entrance and good storage. Upstairs there are two double bedrooms with built in storage and a four piece family bathroom. Outside there is parking for two vehicles along with a large rear garden, offering great scope and potential.

**Entrance -**  
Porch entrance, radiator.

**Internal Entrance -**  
Stairs rising to first floor, wood effect flooring, radiator.

**Living/Dining Room - 20'5" (6.22m) x 11'8" (3.56m)**  
Rear elevation double glazed doors to patio, built in under stairs cupboard, wood effect flooring, TV point, BT point, two radiators.

**Kitchen - 7'9" (2.36m) x 7'1" (2.16m)**  
Front elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, inset sink and drainer, built in four ring hob and built in double oven with extractor fan over, intergrated upright fridge/freezer, intergrated washer, part tiled walls.

**Landing -**  
Loft hatch, built in airing cupboard, doors to all rooms.

**Master Bedroom - 11'9" (3.58m) x 10'5" (3.18m)**  
Front elevation double glazed window, built in wardrobe with hanging space and storage, radiator.

**Bedroom Two - 11'7" (3.53m) x 8'5" (2.57m)**  
Rear elevation double glazed window, radiator.

**Bathroom -**  
Low level WC, floating hand wash basin, panel enclosed bath with separate cubicle, fully tiled walls, tiled flooring, heated towel rail.

**Outside -**

**To the Front -**  
Courtesy path to front door, flower bed border.

**To the Rear -**  
Large L shape mainly laid to lawn garden with patio and flower bed border.

**Parking -**  
Parking for two vehicles.

EPC Summary: EER C (70/92) EIR C (71/95)



**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**

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

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