



**sears**  
property, clear & simple

3 Bedroom End Terrace  
Calfridus Way, Bracknell,  
Berkshire, RG12 9ET

Price £350,000

Freehold



*scan to view full details*



**\*\* WELL PRESENTED & NO ONWARD CHAIN \*\*** Set in the popular area of Harmans Water and only a short distance from local shops, schools and amenities is this stunningly presented and new refurbished three bedroom end terrace family home. The property has been greatly improved by the current owner.

*helping you get a move on!*

## about the property...

**\*\* WELL PRESETNED & NO ONWARD CHAIN \*\*** Set in the popular area of Harmans Water and only a short distance from local shops, schools and amenities is this stunningly presented and new refurbished three bedroom end terrace family home. The property has been greatly improved by the current owner to create a wonderful home ready to move in. Features include:- 19ft living room, re-fitted kitchen/breakfast room, conservatory, utility room, re-fitted shower room and a private and enclosed rear garden. The location is also excellent for commuters with its easy access to M3 and M4 motorways and Martins Heron mainline train station.

### Entrance -

Doors to all ground floor rooms, stairs to first floor landing, wood effect flooring, radiator.

### Living Room - 18'11" (5.77m) x 10'6" (3.2m)

Front elevation double glazed window, rear elevation double glazed French doors, TV point, BT point, feature fireplace, wood effect flooring, radiator.

### Kitchen/Dining Room - 13'1" (3.99m) x 12'8" (3.86m)

Rear elevation double glazed window, rear elevation double glazed door to garden, a range of eye and base level units with rolled edge work surfaces, sink with drainer and mixer tap over, space for oven and hob with extractor hood above, integrated dishwasher, space for fridge/freezer, space for washing machine, two storage cupboards, tiled flooring, radiator.

### Conservatory - 11'0" (3.35m) x 7'10" (2.39m)

Side elevation double glazed door to garden, wood effect flooring, electric radiator.

### Utility Room -

Front elevation double glazed door, breakfast bar, storage cupboard, tiled flooring.

### First floor Landing -

Doors to all first floor rooms, airing cupboard, loft hatch.

### Master Bedroom - 13'7" (4.14m) x 10'7" (3.23m)

Front elevation double glazed window, TV point, radiator.

### Bedroom Two - 13'7" (4.14m) x 10'2" (3.1m)

Rear elevation double glazed window, TV point, radiator.

### Bedroom Three - 8'11" (2.72m) x 10'7" (3.23m)

Front elevation double glazed window, storage cupboard, radiator.

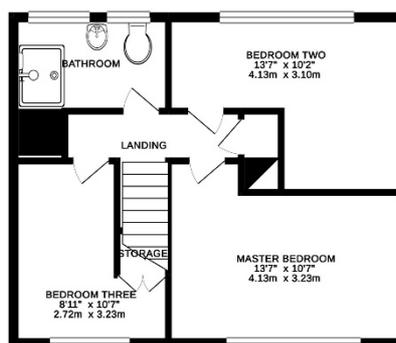
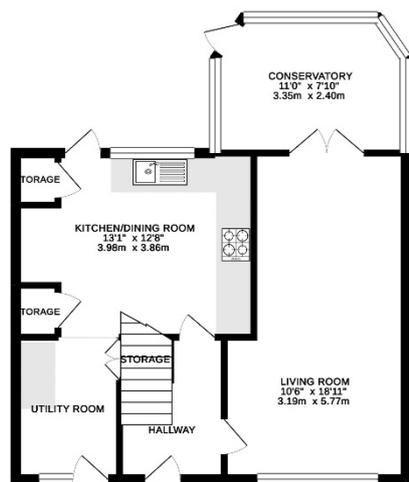
### Outside -

#### To The Front -

Mainly laid to lawn, courtesy path to front door, flower bed border.

#### To The Rear -

A private and enclosed rear garden laid to shingle with area laid to patio, flower bed borders and gated side access.



**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...*

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