



**\*\* GATED ENTRANCE \*\*** This stunningly presented five bedroom detached property is set in a rarely available area within a short distance to Bracknell town centre with its shops and amenities and mainline train station. The spacious property offers large amounts of living space making an idea family home with the added security of electric gated entry and alarm system. Grand on approach and with every room done to a high standard this truly is a chance to purchase a rare and highly sought after property. There is a loft room which has been used as a bedroom in the past and a beautiful re-fitted kitchen/breakfast room with integrated appliances and matching utility room. Other features include:- 18ft living room, separate dining room, conservatory, study, downstairs cloakroom, fitted wardrobes in all bedrooms, ensuite to the master, private and enclosed rear garden and partly converted double garage with elect door. Viewings on this property are highly recommended.

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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



Conservatory



Detached Family Home



Re-Fitted Kitchen



Loft Room



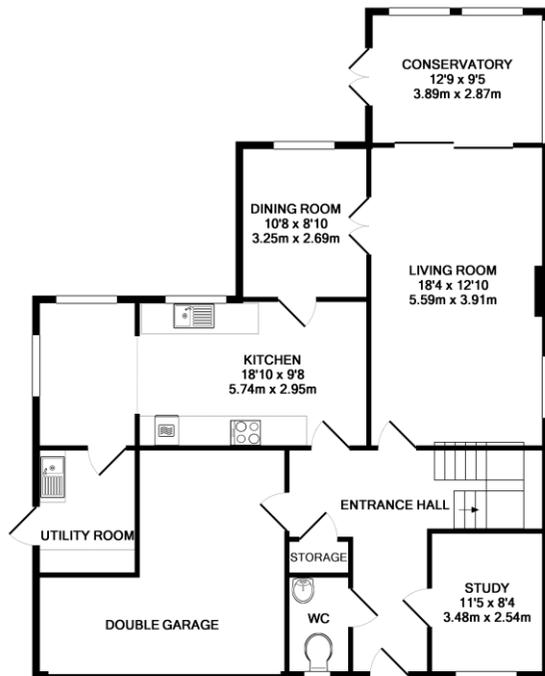
Private Rear Garden



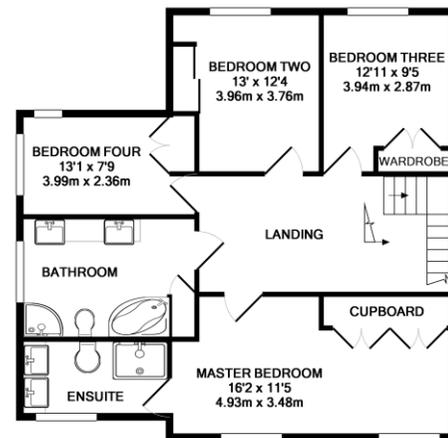
18ft Living Room



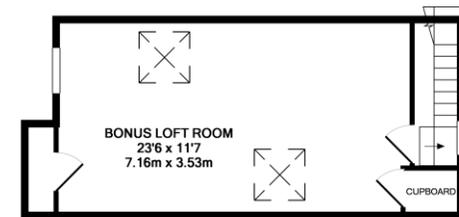
Secure Gated Entry



GROUND FLOOR



1ST FLOOR



2ND FLOOR

EPC ratings: -

CTax band: Unk





#### Entrance

Doors to living room, kitchen, study, downstairs cloakroom and garage, stairs to first floor, storage cupboard, wood effect flooring, radiator, alarm system.

#### Downstairs Cloakroom

Front elevation double glazed frosted window, low level WC, pedestal sink with mixer tap over, part tiled walls, wood effect flooring.

#### Living Room 18'4" (5.59m) x 12'10" (3.91m)

Rear elevation double glazed window, side elevation double glazed frosted window, gas feature fire place, TV point, radiator.

#### Dining Room 10'8" (3.25m) x 8'10" (2.69m)

Rear elevation double glazed window, wood effect flooring, radiator.

#### Kitchen 18'10" (5.74m) x 9'8" (2.95m)

Dual elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, intergrated fridge/freezer, intergrated dishwasher, intergrated oven and microwave with four ring hob and extractor hood above, sink with drainer and mixer tap over, tiled flooring, two radiators.

#### Utility Room

Side elevation double glazed door, a range of eye and base level units with rolled edge work surfaces, sink with drainer and mixer tap over, space for water softener, space and plumbing for washing machine, space for tumble dryer, tiled flooring, electric radiator.

#### Conservatory 12'9" (3.89m) x 9'5" (2.87m)

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

#### Study 11'5" (3.48m) x 8'4" (2.54m)

Front elevation double glazed window, BT point, wood effect flooring, radiator.

#### First Floor Landing

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

#### Master Bedroom

16'2" (4.93m) x 11'5" (3.48m)

Two front elevation double glazed windows, fitted wardrobe with shelving and hanging space, TV point, two radiators.

#### Ensuite

Front elevation double glazed frosted window, low level WC, Jack and Jill vanity unit sinks with mixer taps over, shower cubicle with attachment over, fully tiled walls, wood effect flooring.

#### Bedroom Two 13'0" (3.96m) x 12'4" (3.76m)

Rear elevation double glazed window, fitted wardrobe with shelving and hanging space, TV point, loft hatch, radiator.

#### Bedroom Three 12'11" (3.94m) x 9'5" (2.87m)

Rear elevation double glazed window, fitted wardrobe with shelving and hanging space, TV point, radiator.

#### Bedroom Four 13'1" (3.99m) x 7'9" (2.36m)

Dual elevation double glazed window, fitted wardrobe with shelving and hanging space, radiator.

#### Bathroom

Side elevation double glazed frosted window, low level WC, Jack and Jill vanity unit sinks with mixer taps over, panel enclosed bath with mixer tap and shower attachment over, shower cubicle with attachment over, part tiled walls, tiled flooring, heated towel rail, airing cupboard with shelving.

#### Second Floor

Door to loft room, side elevation double glazed window.

#### Bedroom Five 23'6" (7.16m) x 11'7" (3.53m)

Two velux windows, side elevation double glazed window , two storage cupboards , eaves with storage, TV point.

#### Outside

#### To The Front

Mostly laid to gravel with an area laid to lawn, a selection of plants and shrubs, secured electric gated entry.

#### To The Rear

A private and enclosed rear garden laid mostly to lawn with two patio areas, pond, a selection of plants and shrubs and gated side access.



## 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:

Daniel Sear on 01344 481111

01344 481111

12 High Street, Bracknell, Berkshire RG12 1LL

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