

Redditch, Bracknell

Price  
**£650,000**

**Freehold**



**\*\* RARE TO THE MARKET \*\*** This substantial five bedroom detached family home has over the years been extended and adapted to provide a generous amount accommodation. Situated in a highly desirable no through road with its easy access to the newly regenerated Bracknell town centre makes it an ideal location. Downstairs the property boasts a fully modernised and integrated kitchen breakfast room, large living dining room, conservatory, playroom, w.c and utility. There is an ease of access to the double garage via the utility room. Upstairs the property increases in size with its extension over the double garage which provides the large master wing with its generous sized En-Suite shower room. The guest suite is also provided with an En-Suite shower room, you will find three further good size bedrooms along with the impressive four piece suite family bathroom. Outside the rear garden is of a private nature, to the front you will find driveway parking for two cars along with the double garage. The property still offers a generous amount of scope and potential (STPP).

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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))



Detached Family Home



Double Garage



Five Bedrooms



Four Reception Rooms



Two En-Suites



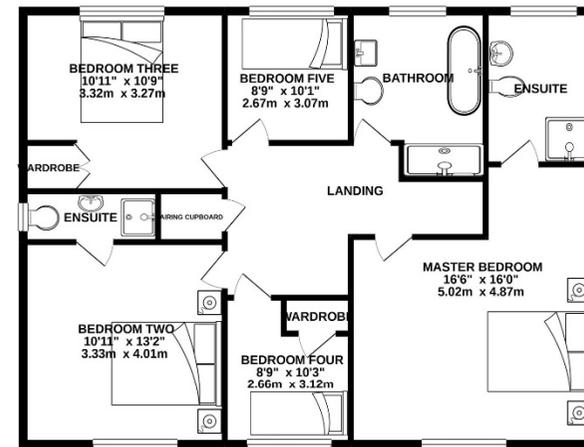
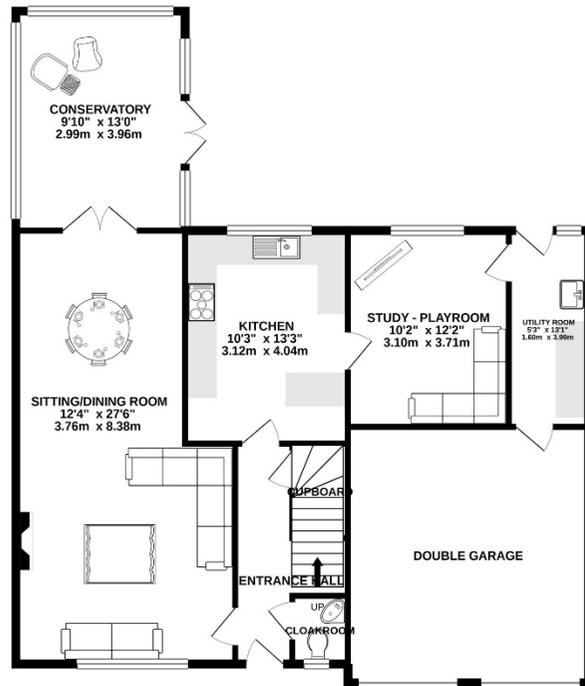
Large Family Bathroom



Substantial



Off Road Parking



EPC ratings: **D/**

CTax band: **Unk**



#### Entrance

Stairs rising to first floor, wood effect flooring, built in under stairs storage cupboard, doors to all rooms, BT point, radiator.

#### Downstairs Cloakroom

Front elevation double glazed frosted window, low level WC, hand wash basin, tiled flooring, part tiled walls, radiator.

#### Living Room/ Dining Room 12'4" (3.76m) x 27'6" (8.38m)

Front elevation double glazed window, rear elevation double glazed window to conservatory, feature gas fireplace, wood effect flooring, TV point, BT point, radiator.

#### Conservatory 13'0" (3.96m) x 9'10" (3m)

Side elevation double glazed window, rear elevation double glazed window, side elevation double glazed double doors to garden, wood effect flooring, TV point, two radiators.

#### Kitchen/ Breakfast Room 13'3" (4.04m) x 10'3" (3.12m)

Rear elevation double glazed window, a range of eye and base level units with marble cut worksurfaces, inset stainless steel sink and drainer, built in five ring hob with extractor fan over, built in double oven, integrated upright fridge, integrated dish washer, breakfast bar, tiled flooring, radiator.

#### Study/Playroom 12'2" (3.71m) x 10'2" (3.1m)

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

#### Utility 13'1" (3.99m) x 5'3" (1.6m)

Rear elevation double glazed doors to garden, rear elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, butler sink, space for washer, space for dryer, radiator.

#### First Floor Landing

Doors to all rooms, built in airing cupboard, loft hatch.

#### Master Bedroom 16'6" (5.03m) x 16'0" (4.88m)

Front elevation double glazed window, built in wardrobe with hanging space and shelving, TV point, BT point, radiator.

#### En-Suite

Rear elevation double glazed frosted window, low level WC, pedestal hand wash basin, separate shower cubicle, wood effect flooring, radiator.

#### Bedroom Two 13'2" (4.01m) x 10'11" (3.33m)

Front elevation double glazed window, radiator.

#### En-Suite

Side elevation double glazed window, low level WC, pedestal hand wash basin, separate shower cubicle, fully tiled walls, radiator.

#### Bedroom Three 10'9" (3.28m) x 10'11" (3.33m)

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

#### Bedroom Four 10'3" (3.12m) x 8'9" (2.67m)

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

#### Bedroom Five 10'1" (3.07m) x 8'9" (2.67m)

Front elevation double glazed window, built in storage cupboard, built in wardrobe with hanging space and shelving, radiator.

#### Bathroom

Rear elevation double glazed frosted window, low level WC, pedestal hand wash basin, free standing bath with shower attachment over, double separate shower cubicle, part tiled walls.

#### Outside

#### To the Rear

Mainly laid to lawn private garden with large patio area, flower bed border and side entrance.

#### To the Front

Mainly laid to lawn front garden.

#### Parking

Parking available for two vehicles.

## appointment to view

date: ..... time: .....

viewing with...

owner: .....

sears agent: .....

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