



**sears**  
property, clear & simple

2 Bedroom End Terrace  
Brownrigg Crescent, Bracknell,  
Berkshire RG12 2PZ

Price £340,000

Freehold



*scan to view full details*



**\*\* SHOW HOME QUALITY & POTENTIAL TO EXTEND (STPP) \*\*** Set only a short walk to Bracknell Town Centre and mainline train station is this spacious and stunningly presented two double bedroom end of terrace family home. The property has been fantastically upgraded by the current owner.

*helping you get a move on!*

## about the property...

**\*\* SHOW HOME QUALITY & POTENTIAL TO EXTEND (STPP) \*\*** Set only a short walk to Bracknell Town Centre and mainline train station is this spacious and stunningly presented two double bedroom end of terrace family home. The property has been fantastically upgraded by the current owner and benefits from:- 19ft living room, 13ft conservatory, re-fitted kitchen, re-fitted bathroom, outside utility cupboard and driveway parking for at least two vehicles. The plot offers a larger than average landscaped garden with side access giving the opportunity for a double story extension (STPP). Viewings are highly recommended to truly appreciate this home.

### Entrance -

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

### Living Room - 19'4" (5.89m) x 10'7" (3.23m)

Front elevation double glazed window, feature fireplace, TV point, BT point, radiator.

### Conservatory - 13'0" (3.96m) x 9'9" (2.97m)

Side elevation double glazed French doors, wood effect flooring.

### Kitchen - 11'7" (3.53m) x 8'1" (2.46m)

Rear elevation double glazed window, side elevation double glazed door, a range of eye and base level units with squared edge worksurfaces, one and a half bowl sink with drainer and mixer tap over, integrated oven with four ring hob and extractor fan over, integrated dish washer, integrated fridge/freezer, tiled flooring, under stairs storage cupboard, under floor heating.

### First Floor Landing -

Side elevation double glazed window, doors to all rooms, loft hatch.

### Master Bedroom - 14'1" (4.29m) x 8'9" (2.67m)

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

### Bedroom Two - 11'2" (3.4m) x 10'5" (3.18m)

Rear elevation double glazed window, storage cupboard, radiator.

### Bathroom -

Side elevation double glazed frosted window, low level WC, vanity unit with mixer tap over, panel enclosed bath with mixer tap and attachment over, fully tiled walls, vinyl flooring, heated towel rail.

### Outside -

#### To the Front -

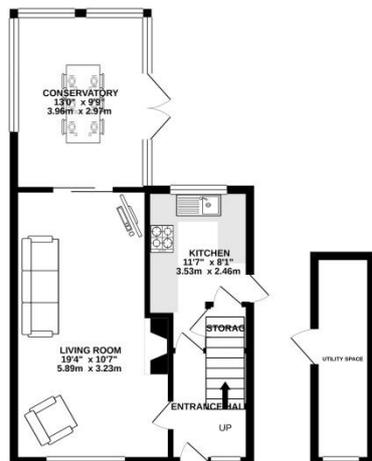
Block paved driveway with parking for two vehicles and hedge border.

#### To the Rear -

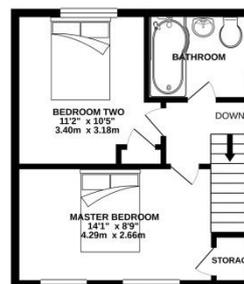
An enclosed and newly landscaped rear garden laid mostly to lawn garden with areas laid to patio and benefits from a utility cupboard that has space for a washing machine and tumble dryer. The garden can also be accessed from the side gate.

**EPC Summary: EER E (40/59) EIR F (37/55)**

GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



**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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