



**** TOWN CENTRE LOCATION ****
Located within close proximity of Bracknell town centre and mainline railway station is this spacious and well presented four bedroom detached family home. The property offers a wealth of features to include:- 20ft living/dining room, 11ft family room, full width conservatory, re-fitted kitchen, downstairs cloakroom, En-Suite to master bedroom, private rear garden, garage with utility area and driveway parking. Locally the property is only a stones throw away from Bracknell Town Centre as well as schools and other amenities. There are excellent transport links via both M3 and M4 motorways and Bracknell mainline train station.

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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))



Four Bedrooms



Full Width Conservatory



Detached Family Home



Sought After Location



En-Suite To Master Bedroom



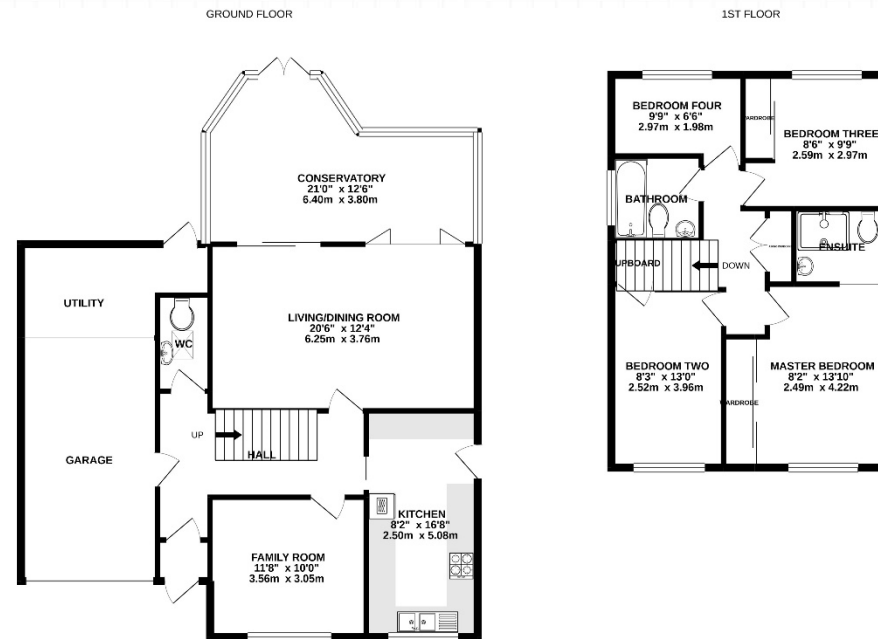
Walking Distance To Town Centre



Two Reception Rooms



Private Rear Garden



EPC ratings: /

CTax band: Unk

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Entrance Hall
Doors to ground floor rooms, stairs to first floor.

Downstairs Cloakroom
Low level WC, pedestal hand wash basin, part tiled walls.

Living/Dining Room 20'6" (6.25m) x 12'4" (3.76m)
Rear elevation double glazed patio doors to conservatory, feature fireplace, TV point, radiator.

Family Room 11'8" (3.56m) x 10'0" (3.05m)
Side elevation double glazed window, radiator.

Kitchen 16'8" (5.08m) x 8'2" (2.49m)
Front elevation double glazed window, side elevation double glazed door, a range of eye and base level units with rolled edge work surfaces, one and a half bowl stainless steel sink with drainer and mixer tap over, integrated double oven, integrated hob with extractor hood above, integrated dishwasher, integrated fridge/freezer.

Conservatory 21'0" (6.4m) x 12'6" (3.81m)
Dual elevation double glazed windows, double glazed French doors to garden,

First Floor Landing
Doors to bedrooms and bathroom.

Master Bedroom 13'10" (4.22m) x 8'3" (2.51m)
Front double glazed window, radiator.

En-Suite Shower Room
Side elevation double glazed frosted window, shower cubicle with attachment over, low level WC, pedestal hand wash basin with twin taps over, part tiled walls.

Bedroom Two
13'0" (3.96m) x 8'3" (2.51m)
Front elevation double glazed window, radiator

Bedroom Three 9'9" (2.97m) x 8'6" (2.59m)
Rear elevation double glazed window, radiator.

Bedroom Four 9'9" (2.97m) x 6'6" (1.98m)
Rear elevation double glazed window, radiator.

Family Bathroom
Side elevation double glazed frosted window, panel enclosed bath with twin taps over, low level WC, pedestal hand wash basin with twin taps over, part tiled walls.

Outside

To The Front
A mature front garden with a selection of trees, plants and shrubs, driveway parking, courtesy path to front door.

To The Rear
A private and enclosed rear garden with patio area, the remainder laid to lawn. A wide variety of mature trees, plants and shrubs.

Garage
With up and over door, lighting, power and utility area with space for washing machine and tumble dryer.

appointment to view

date: time:

viewing with...

owner:

sears agent:

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full property
details



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we're here to help

If you've any further questions, please speak to this property's dedicated agent directly:

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