



**sears**  
property, clear & simple

3 Bedrooms Semi-Detached  
Binfield Road Bracknell Berkshire  
RG42 2AY

Price £475,000

Freehold



*scan to view full details*



**\*\*NO CHAIN COMPLICATIONS \*\*** This attractive period property is located only a stones throw away from the newly regenerated Bracknell town centre and provides a very convenient location to the array of amenities nearby. The property itself offers a generous amount of space and is deceptive.

*helping you get a move on!*

## about the property...

**\*\*NO CHAIN COMPLICATIONS \*\*** This attractive period property is located only a stones throw away from the newly regenerated Bracknell town centre and provides a very convenient location to the array of amenities nearby. The property itself offers a generous amount of space and is deceptive from the outside, internally you will find three reception rooms along with a kitchen diner. Upstairs there are three bedrooms of which all are doubles and the main family bathroom. Outside there is large rear garden which is well stocked with mature borders, to the front there's is parking for four plus vehicles along with a single garage. To the rear of the garden there is also a studio with light, internet and power. The property comes with chain complications.

### Entrance -

Doors to all rooms.

### Downstairs Cloak Room -

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

### Living Room - 13'3" (4.04m) x 10'5" (3.18m)

Front elevation double glazed bay window, feature fireplace with wooden mantle surround, TV point, BT point, two radiators.

### Dining Room - 13'2" (4.01m) x 10'4" (3.15m)

Side elevation double glazed window, built in under stairs storage cupboard, radiator.

### Kitchen - 12'10" (3.91m) x 10'5" (3.18m)

Rear elevation double glazed window, rear elevation double glazed doors to conservatory, a range of eye and base level units with rolled edge work surfaces, built in range master cooker and extractor fan over, space for dishwasher, up right fridge/freezer, part tiled walls, breakfast bench.

### Conservatory - 15'5" (4.7m) x 11'10" (3.61m)

Rear elevation double glazed doors to garden, side elevation double glazed window, tiled flooring, radiator.

### First Floor Landing -

Doors to all rooms, loft hatch.

### Master Bedroom - 13'4" (4.06m) x 10'5" (3.18m)

Front elevation double glazed window, feature fireplace, radiator.

### Bedroom Two - 10'4" (3.15m) x 10'0" (3.05m)

Side elevation double glazed window, built in overhead storage cupboard, radiator.

### Bedroom Three - 12'11" (3.94m) x 8'1" (2.46m)

Rear elevation double glazed window, radiator.

### Bathroom -

Side elevation double glazed frosted window, low level WC, pedestal hand wash basin, panel enclosed bath, separate shower cubicle, radiator.

### Outside -

### To the Rear -

A large private mainly laid to lawn enclosed garden with patio area surrounded with flower bed border which can be accessed from the side.

### To the Front -

Front garden with hedge, flower bed border and courtesy path to front door.

### Parking -

Large driveway for four cars.



**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...*

**01344 481111** **12 High Street, Bracknell, Berkshire RG12 1LL**

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