



sears
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3 Bedrooms Semi-Detached

Warfield Road Bracknell

Berkshire RG12 2JB

Price £425,000

Freehold



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**** GREAT LOCATION **** Rare to the market and situated in the heart of Bracknell is this handsome three bedroom Semi-detached family home. Over the years the property has been extended providing additional living space. Large rear garden with far reaching views.

helping you get a move on!

about the property...

**** GREAT LOCATION **** Rare to the market and situated in the heart of Bracknell is this handsome three bedroom Semi-detached family home. Over the years the property has been extended providing additional living space. The location itself is great as its only a short walk from the newly regenerated Bracknell town centre along with the added benefit of a nearby park. Downstairs you will find the main living room, large dining area, conservatory and a L- shape kitchen breakfast room along with a downstairs shower room. Upstairs there are three bedrooms and the main family bathroom. Outside it has a generous rear garden with pleasant far reaching views and of a private nature. To the side there are an array of useful out buildings which are connected by an internal lobby along with access to the single garage. There is scope to extend the property further (STPP).

Entrance -

Stairs rising to first floor, built in under stairs storage cupboard, BT point, oak flooring, two radiators.

Living Room - 12'5" (3.78m) x 11'6" (3.51m)

Front elevation double glazed window, feature fire place with wooden mantle surround and tiled hearth, TV point, BT point, oak flooring, radiator.

Dining Room - 15'0" (4.57m) x 10'4" (3.15m)

Front elevation double glazed window, rear elevation double glazed doors to conservatory, oak flooring radiator.

Kitchen/Breakfast Room - 16'8" (5.08m) x 16'11" (5.16m)

Rear elevation double glazed window, rear elevation double glazed doors to garden, a range of eye and base level units with rolled edge work surfaces, built in five ring hob with extractor fan over, built in high level double oven, inset stainless steel sink and drainer, space for upright fridge/freezer, low level freezer, washing machine, integrated dish washer, breakfast bar, built in under stairs storage cupboard, door to garage.

Downstairs Cloakroom/ Shower Room -

Rear elevation double glazed frosted window, low level WC, built in hand wash basin, separate shower cubicle, fully tiled walls, heated towel rail.

Conservatory - 8'6" (2.59m) x 6'0" (1.83m)

Rear elevation double glazed window, rear elevation double glazed doors to garden.

First Floor Landing -

Side elevation double glazed window, built in airing cupboard, doors to all rooms, loft hatch.

Master Bedroom - 11'6" (3.51m) x 14'10" (4.52m)

Rear elevation double glazed window, radiator.

Bedroom Two - 11'7" (3.53m) x 11'5" (3.48m)

Front elevation double glazed window, radiator.

Bedroom Three - 8'7" (2.62m) x 8'0" (2.44m)

Front elevation double glazed window, built in over stairs storage cupboard, radiator.

Bathroom -

Side elevation double glazed frosted window, rear elevation double glazed frosted window, low level WC, built in hand wash basin, panel enclosed bath, fully tiled walls, tiled flooring.

Outside -

To The Rear -

Mainly laid to lawn private garden with a social decking area.

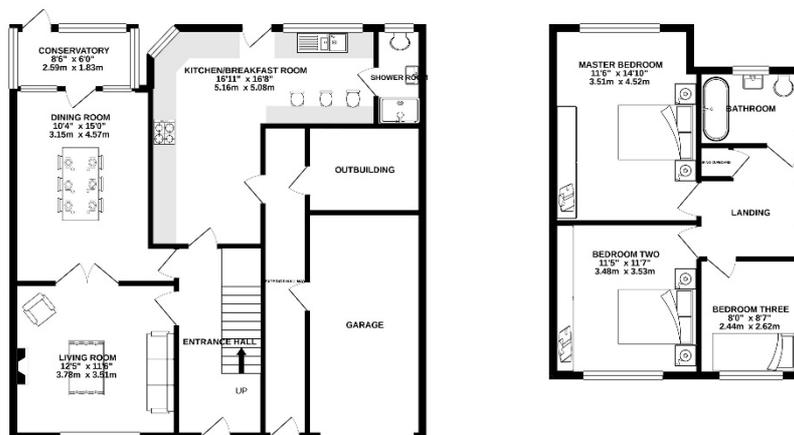
To the Front -

Mature hedge border with patio area.

Parking -

Parking available for three vehicles.

Single garage,



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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