



**sears**  
property, clear & simple

1 Bedroom House  
Mary Mead Warfield

Berkshire RG42 3SZ

Price £950 pcm

To Let



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**\*\* WARFIELD \*\*** A fantastic opportunity to rent this beautifully presented one bedroom home set in the sought after area of Warfield. The property is available from Mid August on an unfurnished basis.

*helping you get a move on!*

## about the property...

**\*\* WARFIELD \*\*** A fantastic opportunity to rent this beautifully presented one bedroom home set in the sought after area of Warfield. The property benefits from being close to local amenities and has excellent transport links and comprises of entrance hall leading to open plan living room/kitchen, light and spacious conservatory, stairs to first floor landing with storage cupboard, double bedroom with cupboard and bathroom. Further benefits include low maintenance rear garden and allocated parking for one vehicle. The property is available from Mid August on an unfurnished basis. Pets considered.

### Entrance Hall -

Door to open plan living room/kitchen.

### Kitchen/Living Room - 15'2" (4.62m) x 11'5" (3.48m)

Rear elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, integrated oven with four ring gas hob and extractor hood over, space and plumbing for washing machine, stainless steel sink with drainer and mixer tap over, TV point, telephone point, stairs to first floor landing, laminate flooring, two radiators.

### Conservatory - 13'0" (3.96m) x 9'5" (2.87m)

Side elevation double glazed French doors, laminate flooring, radiator.

### First Floor Landing -

Doors to all first floor rooms.

### Bedroom - 11'5" (3.48m) x 8'6" (2.59m)

Two rear elevation double glazed windows, fitted wardrobe with hanging space and shelving, storage cupboard with hanging space, laminate flooring, radiator.

### Bathroom - 6'11" (2.11m) x 5'11" (1.8m)

Side elevation double glazed frosted window, low level WC, panel

enclosed bath with twin taps and shower attachment over, wall mounted sink with mixer tap over, part tiled walls, laminate flooring, radiator.

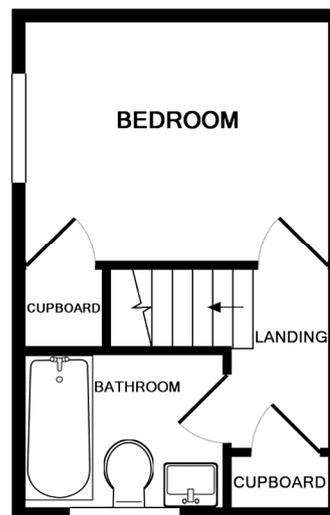
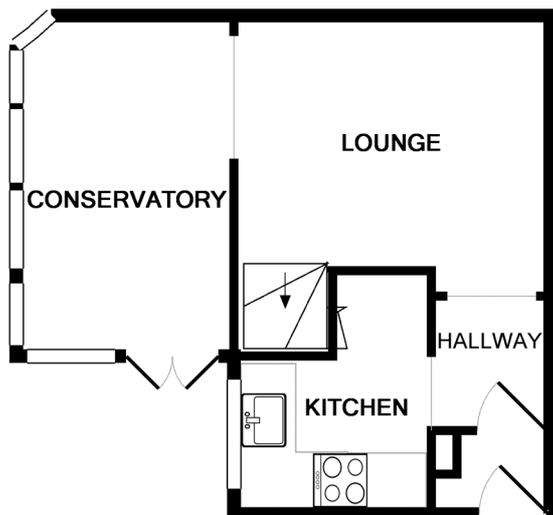
### Outside -

#### To The Front -

Area laid to lawn with a courtesy path leading to the front porch, storage cupboard, a selection of trees, plants and shrubs and one allocated parking space.

#### To The Rear -

A low maintenance rear garden with area laid to decking, area laid to shingle and gated side access.



**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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