



**sears**  
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3 Bedroom Terrace  
Aysgarth, Bracknell,  
Berkshire RG12 8SE

Price £335,000

Freehold



*scan to view full details*



**\*\* A STUNNINGLY PRESENTED FAMILY HOME \*\*** This extremely well presented three bedroom family home has undergone numerous improvements by its current owners and is located in an ideal location for commuting via the M3 and M4 motorways as well as being located within close proximity to the town centre.

*helping you get a move on!*

## about the property...

**\*\* A STUNNINGLY PRESENTED FAMILY HOME \*\*** This extremely well presented three bedroom family home has undergone numerous improvements by its current owners and is located in an ideal location for commuting via the M3 and M4 motorways as well as being located within close proximity to the town centre. The improvements to the property include a fully re-fitted kitchen with integrated appliances, re-fitted family bathroom and a large conservatory in the south facing rear garden with air conditioning. The property further benefits from a re-fitted downstairs cloakroom, walk in wardrobe in the master bedroom and a garage located in a nearby block.

### Entrance Porch -

Side elevation double glazed window, built in storage cupboard with hanging space and shelving, additional storage cupboard.

### Entrance Hall -

Doors to downstairs cloakroom, living room and kitchen/dining room, stairs to first floor, understairs storage cupboard, additional storage cupboard, radiator.

### Re-Fitted Downstairs Cloakroom -

Low level WC, wall mounted hand wash basin with Monobloc tap over and vanity cupboard beneath, fully tiled walls, tiled flooring.

### Living Room - 17'7" (5.36m) x 9'11" (3.02m)

Front elevation double glazed window, double glazed sliding door to conservatory, surround hearth and mantle for electric heater, TV point, telephone point, wood effect flooring, radiators.

### Dining Room - 8'7" (2.62m) x 8'7" (2.62m)

Double glazed French doors to garden, wood effect flooring, radiator.

### Re-Fitted Kitchen - 8'7" (2.62m) x 8'7" (2.62m)

Front elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, one and a half bowl stainless steel sink and drainer with mixer tap over, integrated electric hob with extractor hood over, integrated double oven, integrated dishwasher, integrated washing machine, integrated fridge/freezer, tiled flooring.

### Conservatory - 13'0" (3.96m) x 11'3" (3.43m)

Double glazed French doors to garden, remotely operated electric double glazed ceiling windows, air conditioning, tiled flooring, radiator.

### First Floor Landing -

Doors to all first floor rooms, airing cupboard housing water tank and shelving.

### Master Bedroom - 17'7" (5.36m) x 8'8" (2.64m)

Dual elevation double glazed windows, walk in wardrobe with hanging space and shelving, radiator.

### Bedroom Two - 10'0" (3.05m) x 9'2" (2.79m)

Rear elevation double glazed windows, radiator.

### Bedroom Three - 10'0" (3.05m) x 7'5" (2.26m)

Front elevation double glazed window, radiator.

### Re-Fitted Family Bathroom -

Front elevation double glazed frosted window, panel enclosed bath with Monobloc tap and power shower attachment over, low level WC, wall mounted hand wash basin with Monobloc tap over and vanity cupboard beneath, fully tiled walls, tiled flooring, heated towel rail.

### Outside -

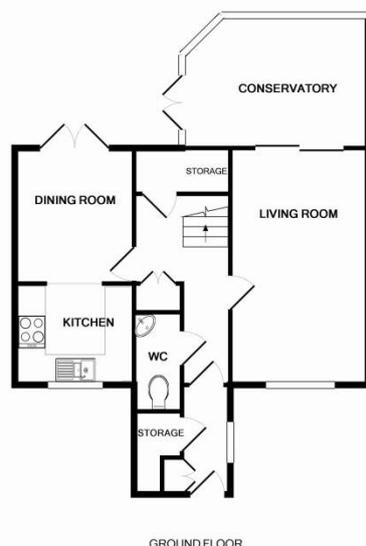
#### To The Front -

A low maintenance block paved front garden.

#### To The Rear -

A private and enclosed South facing rear garden laid mainly to shingle with area laid to patio, also further benefiting from gated rear access and a shed with power.

EPC Summary: EER D (60/87) EIR D (57/88)



**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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