



**\*\* NO ONWARD CHAIN \*\*** This rarely available four bedroom town house is set in an exclusive and highly sought after road in the heart of Bracknell. Built by the prestigious Millgate Homes the property is only a short distance from the town centre with its shops and amenities while also having easy access to local schools and transport links via both M3 and M4 motorways and Bracknell Mainline train station. The spacious home, set over three floors, is ideal for large or growing families with its open plan accomodation on the ground floor and a well proportioned living room on the first floor. Other features and benefits include:- two ensuite bathrooms, downstairs cloakroom, conservatory, fitted wardrobes, generous hallway offering space for a study area, a private and enclosed rear garden, integral garage and driveway parking. Viewings are highly recommended to avoid disappointment.

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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



Conservatory



Town House



Two Ensuites



Open Plan Kitchen/Dining Room



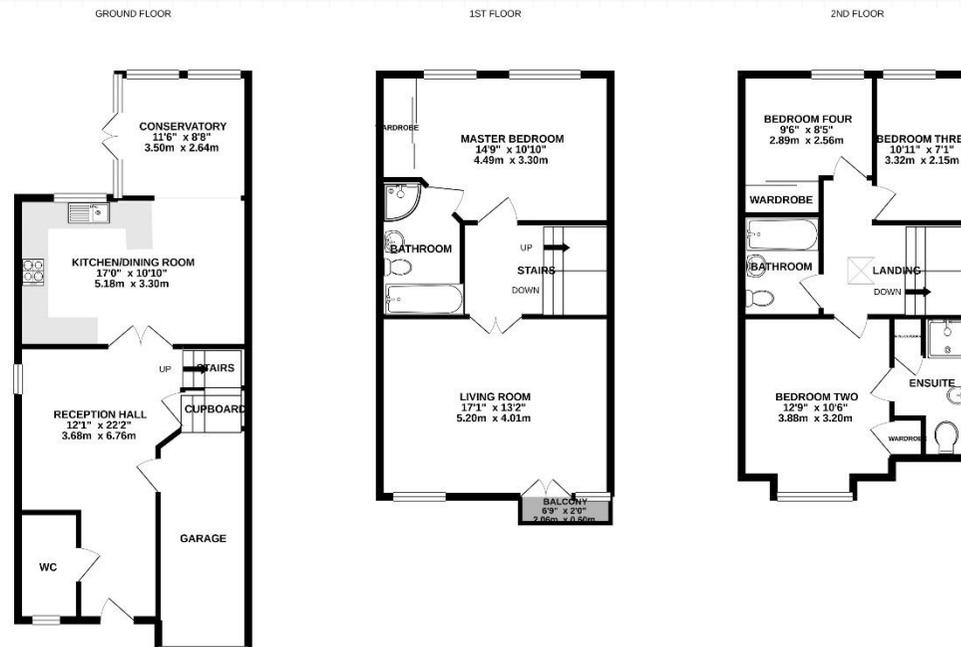
Garage & Driveway Parking



Living Room



No Chain



EPC ratings: /

CTax band: Unk

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**Entrance 22'2" (6.76m) x 12'1" (3.68m)**  
Doors to all ground floor rooms, side elevation double glazed window, stairs to first floor, BT Point, storage cupboard, wood flooring, two radiators.

**Downstairs Cloakroom**  
Front elevation double glazed frosted window, low level WC, pedestal sink with mixer tap, part tiled walls, tiled flooring, radiator.

**Kitchen/Dining Room 17'0" (5.18m) x 10'10" (3.3m)**  
Rear elevation double glazed windows, a range of eye and base level units with rolled edge work surfaces, integrated oven with hob and extractor hood over, integrated fridge/freezer, integrated dishwasher, one and a half bowl stainless steel sink with drainer and mixer tap over, space and plumbing for washing machine, part tiled walls, tiled flooring, TV point, radiator.

**Conservatory 11'6" (3.51m) x 8'8" (2.64m)**  
Side elevation double glazed French doors, tiled flooring, radiator.

**First Floor Landing**  
Doors to all first floor rooms, stairs to second floor, radiator.

**Living Room 17'1" (5.21m) x 13'2" (4.01m)**  
Front elevation double glazed window, front elevation double glazed French doors to Juliet balcony, TV point, BT point, radiator.

**Master Bedroom 14'9" (4.5m) x 10'10" (3.3m)**  
Two rear elevation double glazed windows, wall to wall fitted wardrobes with shelving and hanging space, TV point, BT point, radiator.

**Ensuite**  
Low level WC, pedestal sink with mixer tap over, panel enclosed bath with mixer tap and shower attachment over, shower cubicle with attachment over, part tiled walls, tiled flooring, heated towel rail.

**Second Floor Landing**  
Skylight, doors to all second floor rooms, radiator.

**Bedroom Two 12'9" (3.89m) x 10'6" (3.2m)**  
Front elevation double glazed window, fitted wardrobe with shelving and hanging space, TV point, BT point, radiator.

**Ensuite**  
Low level WC, pedestal sink with mixer tap over, shower cubicle with attachment over, airing cupboard with shelving, part tiled walls, tiled flooring, heated towel rail.

**Bedroom Three 10'11" (3.33m) x 7'1" (2.16m)**  
Rear elevation double glazed window, radiator.

**Bedroom Four 9'6" (2.9m) x 8'5" (2.57m)**  
Rear elevation double glazed window, fitted wardrobe with shelving and hanging space, TV point, radiator.

**Bathroom**  
Side elevation double glazed frosted window, low level WC, pedestal sink with mixer tap over, panel enclosed bath with mixer tap and shower attachment over, part tiled walls, tiled flooring, heated towel rail.

**To The Front**  
Area laid to shingle, driveway parking for two vehicle, courtesy path to front door.

**To The Rear**  
A private and enclosed rear garden laid mostly to lawn with areas laid to decking.

**Integral Garage**  
Up and over door with light and power.



## appointment to view

date: ..... time: .....

viewing with...

owner: .....

sears agent: .....



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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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