



\*\* A LARGE FAMILY HOME WITHIN WALKING DISTANCE TO TOWN CENTRE \*\* Set only a stones throw away from Bracknell Town Centre and mainline train station is this well presented and generously sized four bedroom detached family home. The location also offers excellent road links to London via both M3 and M4 motorways. Spread over three floors the property enjoys features and benefits including:- 26ft open plan kitchen/family room, downstairs cloakroom, 18ft living room, two En-Suite bathrooms, ample storage, private rear garden, garage and driveway parking. Viewings are highly recommended to avoid disappointment.

**\*\* A LARGE FAMILY HOME WITHIN WALKING DISTANCE TO TOWN CENTRE \*\* Set only a stones throw away from Bracknell Town**





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



18ft Living Room



Detached Family Home



Two En-Suites



26ft Kitchen/Family Room



Garage & Driveway



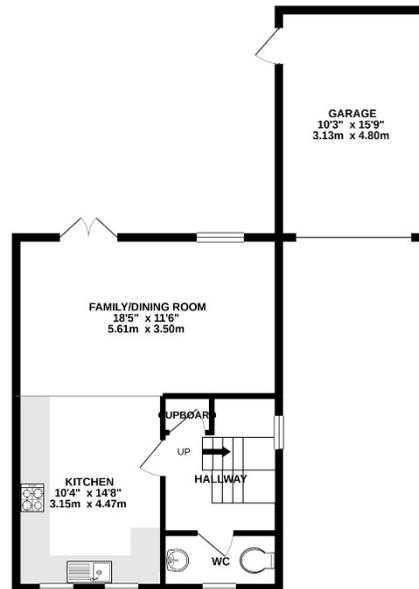
Downstairs Cloakroom



Town Centre Location



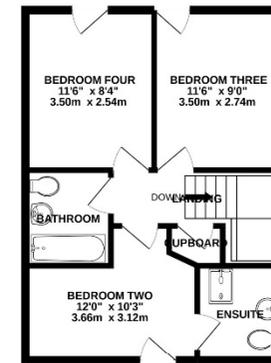
GROUND FLOOR



1ST FLOOR



2ND FLOOR



EPC ratings: **C/**

CTax band: **Unk**

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### Entrance

Stairs rising to first floor, doors to kitchen and downstairs cloakroom, storage cupboard.

### Downstairs Cloakroom

Front elevation double glazed window, low level WC, pedestal hand wash basin with mixer tap.

### Kitchen/Family Room 26'8" (8.13m) x 18'5" (5.61m)

Two front elevation double glazed windows, two rear elevation double glazed French doors to garden, a range of eye and base level units with rolled edge work surfaces, one and a half bowl stainless steel sink and drainer, built in oven with four ring hob and extractor fan over, integrated dish washer, integrated washing machine, integrated dish washer, space for upright fridge/freezer, radiator.

### First Floor Landing

Doors to all rooms, radiator.

### Living Room 18'6" (5.64m) x 11'3" (3.43m)

Two rear elevation double glazed windows, rear elevation double glazed French doors to Juliet balcony, TV point, BT point, radiator.

### Master Bedroom 13'0" (3.96m) x 9'6" (2.9m)

Front elevation double glazed window, wall to wall wardrobes with hanging space and shelving, radiator.

### En-Suite

Rear elevation double glazed frosted window, low level WC, pedestal hand wash basin, panel enclosed bath, separate shower cubicle with shower attachment over, heated towel rail.

### Second Floor Landing

Doors to all rooms, storage cupboard.

### Bedroom Two 12'6" (3.81m) x 10'5" (3.18m)

Rear elevation double glazed door to Juliet balcony built in wardrobe with hanging space and shelving, radiator.

### En-Suite

Low level WC, pedestal hand wash basin with mixer tap, shower cubicle with shower attachment over, radiator.

### Bedroom Three 11'6" (3.51m) x 9'2" (2.79m)

Rear elevation double glazed door to Juliet balcony, built in wardrobe with hanging space and shelving, radiator.

### Bedroom Four 11'6" (3.51m) x 9'2" (2.79m)

Rear elevation double glazed door to Juliet balcony, built in wardrobe with hanging space and shelving.

### Family Bathroom

Low level WC, pedestal hand wash basin with mixer tap, panel enclosed bath with mixer tap, radiator.

### Outside

#### To the Front

Courtesy path to front door.

#### To the Rear

A private and enclosed rear garden laid mainly lawn with area laid to patio and access to the garage.

### Garage

With up and over door, lighting and power.

### Parking

Driveway parking for up to two vehicles.



## appointment to view

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

viewing with...

owner: .....

sears agent: .....



## locate the property



scan with your smartphone or tablet for full property details



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## we're here to help

If you've any further questions, please speak to this property's dedicated agent directly:

Robert Franklin on 01344 481111

01344 481111

12 High Street, Bracknell, Berkshire RG12 1LL

searsproperty.co.uk hello@searsproperty.co.uk find sears property on facebook @searsproperty

REGISTERED OFFICE: 73 HIGH STREET, ALDERSHOT, HAMPSHIRE, GU11 1BY. REGISTERED IN ENGLAND AND WALES NO. 07158638 VAT NO. 989485042

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