



**sears**  
property, clear & simple

3 Bedroom Semi-Detached  
Uffington Drive, Bracknell  
Berkshire, RG12 9HR

Price £350,000

Freehold



*scan to view full details*



**\*\* AMPLE PARKING & CLOSE TO TRAIN STATION \*\*** Set in the popular area of Harmans Water is this well presented three bedroom semi-detached family home which is conveniently situated within easy reach of local shops, schools and amenities. The property is also within walking distance to Martins Heron station.

*helping you get a move on!*

## about the property...

**\*\* AMPLE PARKING & CLOSE TO TRAIN STATION \*\*** Set in the popular area of Harmans Water is this well presented three bedroom semi-detached family home which is conveniently situated within easy reach of local shops, schools and amenities. The property is also within walking distance to Martins Heron mainline train station and offers features and benefits to include:- 20ft living room, kitchen/breakfast room, utility room, family bathroom, driveway parking for four vehicles and South facing rear garden.

### Entrance Hall -

Doors to living room and kitchen, stairs to first floor, wood effect flooring, radiator, telephone point.

### Living Room - 20'2" (6.15m) x 10'10" (3.3m) Max

Front elevation double glazed window, rear elevation double glazed patio doors, feature gas coal fireplace with marble surround, hearth and mantle, radiator, TV point, wood effect flooring.

### Kitchen/Breakfast Room - 13'6" (4.11m) x 8'4" (2.54m)

Rear elevation double glazed window, double glazed door to garden, a range of eye and base level units with rolled edge work surfaces, sink and drainer with Monobloc over, space and plumbing for washing machine, integrated oven with hob and extractor hood over, tiled flooring, part tiled walls, radiator.

### Utility Room - 11'2" (3.4m) x 6'7" (2.01m)

A range of eye and base level units with rolled edge work surfaces over, appliance space, space for upright fridge/freezer, understairs storage cupboard, tiled flooring.

### Sun Room - 15'11" (4.85m) x 7'0" (2.13m)

Dual elevation double glazed window, double glazed patio doors to garden, wood effect flooring.

### First Floor Landing -

Doors to bedrooms and bathroom, airing cupboard housing hot water tank and shelving.

### Master Bedroom - 13'11" (4.24m) x 8'11" (2.72m)

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

### Bedroom Two - 14'3" (4.34m) Max x 10'3" (3.12m) Max

Rear elevation double glazed window, a range of fitted wardrobes and cupboards with hanging space and shelving, radiator.

### Bedroom Three - 10'5" (3.18m) x 9'5" (2.87m) Max

Front elevation double glazed window, bulk head storage cupboard with shelving, radiator.

### Family Bathroom -

Twin rear elevation double glazed frosted windows, panel enclosed bath with mixer tap and shower attachment over, shower cubicle with mixer shower over, low level WC, tiled flooring, fully tiled walls, heated towel rail.

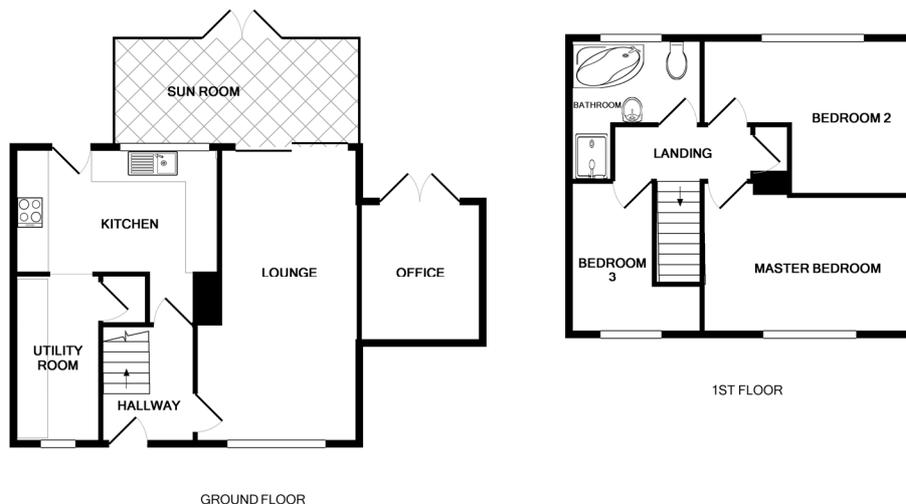
### Outside -

#### To The Front -

Block paved driveway providing off road parking for four vehicles, area laid to lawn with flower bed borders housing a selection of plants and shrubs.

#### To The Rear -

A well maintained, wider than average South facing rear garden mainly laid to lawn with a mature variety of trees, plants and shrubs, greenhouse and pond.



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*we're here to help if you've any questions about this property...*

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