



**** AMEN CORNER ****
Situated at the bottom of a cul-de-sac is this four bedroom detached home located in the desirable area of Amen Corner. The property offers spacious living accommodation downstairs including living room, family room, kitchen/diner, utility room and downstairs cloakroom. Stairs to first floor, master bedroom with en-suite, further three bedrooms and family bathroom. Further benefits include large rear garden and driveway parking for two cars. Available End June on an unfurnished basis.

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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 Bedroom Detached House



Master Bedroom With En-Suite



Two Reception Rooms



Large Rear Garden & Driveway Parking



Utility Room



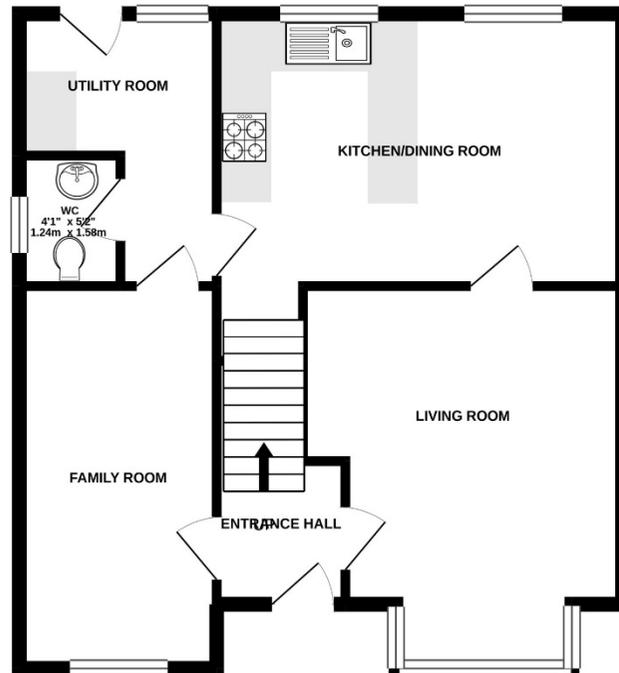
Unfurnished



Modern Kitchen/Diner

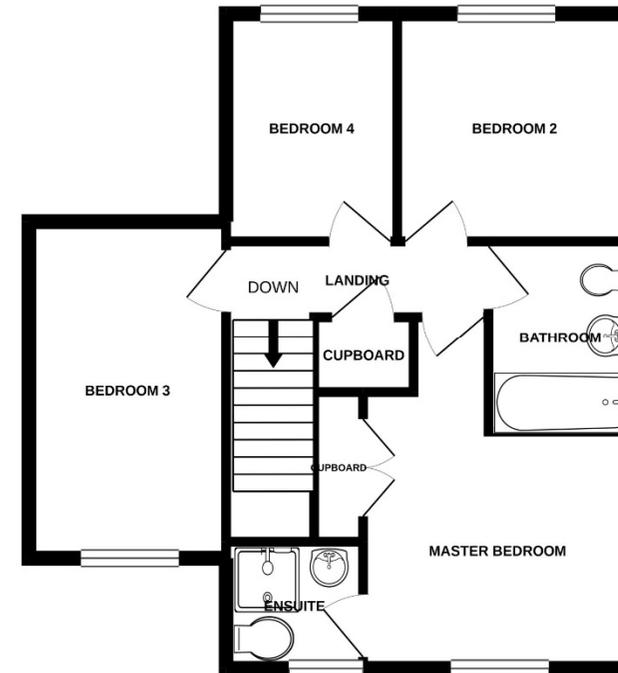


Available End June



EPC ratings: **C/**

CTax band: **Unk**





Entrance Hallway

Stairs giving access to first floor landing, doors to family room and living room, wall mounted radiator.

Family Room 16'0" (4.88m) x 7'10" (2.39m)

Double glazed window to front, telephone point, door giving access to utility room.

Living Room 13'9" (4.19m) x 13'0" (3.96m)

Front aspect bay double glazed window, double radiator, TV point/telephone and multiple power points.

Kitchen 10'10" (3.3m) x 6'11" (2.11m)

Rear aspect double glazed window. One and half bowl inset sink unit with mixer tap, range of base units, work surfaces, drawers and eye level cupboards, oven and hob as fitted with extractor over, radiator, fridge, dishwasher

Dining Room 9'11" (3.02m) x 8'0" (2.44m)

Rear aspect double glazed window, radiator.

Utility Room 11'0" (3.35m) x 7'11" (2.41m)

Circular sink unit with adjacent work top and cupboard under, gas fired boiler serving domestic hot water and central heating system, space for washing machine, radiator, access to roof space, tiled floor, rear door giving access to rear garden

Cloakroom

Side elevation double glazed window, low level WC, wash hand basin with tiled splash back, radiator and tiled floor.

Stairs to First Floor

Landing

Doors giving access to all first floor rooms and roof space, cupboard housing hot water cylinder.

Bedroom One

10'2" (3.1m) x 9'5" (2.87m)

Front aspect double glazed window, built in wardrobes as fitted, radiator, TV and telephone points.

En-Suite Shower Room

Front elevation frosted double glazed window, shower cubicle, wash hand basin with cupboard under, low level WC,

Bedroom Two 13'2" (4.01m) x 7'10" (2.39m)

Front aspect double glazed window, radiator, TV point. Fitted Desk and Storage and fitted wardrobe.

Bedroom Three 9'0" (2.74m) x 9'0" (2.74m)

Rear aspect double glazed window, radiator

Bedroom Four 9'0" (2.74m) x 6'10" (2.08m)

Rear aspect double glazed window, radiator, telephone/broadband point.

Family Bathroom

Side elevation frosted double glazed window, comprising white suite of bath with mixer tap, pedestal wash hand basin and low level WC, radiator.

Outside

To The Front

Mainly laid to lawn, driveway parking for two cars, courtesy path to front door

Rear Garden

Enclosed private rear garden mainly laid to lawn with decking area and patio area, shed.



appointment to view

date: time:

viewing with...

owner:

sears agent:



locate the property



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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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