



**** A LARGE FAMILY HOME WITHIN WALKING DISTANCE OF 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, private 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



Downstairs Cloakroom



Detached Family Home



Two En-Suites



26ft Kitchen/Reception Room



Private Garden



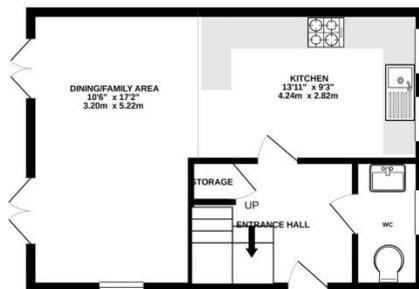
18ft Living Room



Garage & Driveway



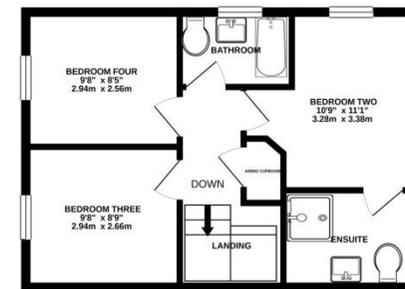
GROUND FLOOR



1ST FLOOR



2ND FLOOR



EPC ratings: /

CTax band: Unk





Entrance
Stairs rising to first floor, doors to all rooms, storage cupboard, Kardean flooring.

Downstairs Cloakroom
Side elevation double glazed frosted window, low level WC, pedestal sink with mixer tap.

Kitchen 26'8" (8.13m) x 10'6" (3.2m)
Two side elevation double glazed windows, a range of eye and base level units with rolled edge work surfaces, stainless steel sink and drainer with mixer tap over, built in oven with four ring hob and extractor fan over, space for fridge/freezer, integrated dishwasher, integrated washing machine, kardean flooring.

Family Area 11'6" (3.51m) x 7'9" (2.36m)
Front elevation double glazed windows, two side elevation double glazed French doors, Kardean flooring, radiator.

First Floor Landing
Front elevation double glazed window, doors to all rooms, stairs rising to second floor.

Cloakroom
Low level WC, wall mounted corner sink with mixer tap over, tiled flooring.

Living Room 18'6" (5.64m) x 11'6" (3.51m)
Two side elevation double glazed windows, side elevation double glazed French doors to Juliet balcony, TV point, BT point, radiator.

Master Bedroom 14'9" (4.5m) x 9'6" (2.9m)
Side elevation double glazed window, TV point, radiator.

En-Suite
Side elevation double glazed frosted window, low level WC, pedestal sink with mixer tap, shower cubicle with shower attachment over.

Second Floor Landing
Doors to all rooms, storage cupboard.

Bedroom Two 12'6" (3.81m) x 7'10" (2.39m)
Side elevation double glazed door to Juliet balcony, velux window, radiator.

En-Suite
Low level WC, pedestal sink with mixer tap over, shower cubicle with shower attachment over, tiled flooring.

Bedroom Three 11'6" (3.51m) x 9'1" (2.77m)
Side elevation double glazed door to Juliet balcony, velux window, radiator.

Bedroom Four 10'4" (3.15m) x 9'1" (2.77m)
Side elevation double glazed door to Juliet balcony, radiator.

Family Bathroom
Velux window, Low level WC, pedestal hand wash basin with mixer tap over, panel enclosed bath with mixer tap and shower attachment over, tiled flooring, radiator.

Outside
To The Front
Driveway parking for two vehicles.

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

Garage
With up and over door, lighting and power.



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:

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