



**sears**  
property, clear & simple

3 Bedroom End Terrace  
Frobisher, Bracknell, Berkshire  
RG12 7WQ

Price £380,000

Freehold



*scan to view full details*



**\*\* A WONDERFULLY PRESENTED FAMILY HOME \*\*** Set in one of the most sought after roads in Birch Hill and only a stones throw away from local shops and the beautiful South Hill Park is this fully refurbished and stunningly presented three bedroom end terrace family home. The property has been greatly improved by the current owners to create a home ready to move in to and enjoy.

*helping you get a move on!*

## about the property...

**\*\* A WONDERFULLY PRESENTED FAMILY HOME \*\*** Set in one of the most sought after roads in Birch Hill and only a stones throw away from local shops and the beautiful South Hill Park is this fully refurbished and stunningly presented three bedroom end terrace family home. The property has been greatly improved by the current owners to create a home ready to move in to and enjoy. Features include:- 14ft living room, 15ft dining room, re-fitted kitchen, conservatory, play room, re-fitted bathroom, low maintenance rear garden and driveway parking. The area also offers excellent transport links via both M3 and M4 motorways and easy access to Bracknell mainline train station.

### Entrance -

Door to dining room, tiled flooring.

### Dining Room - 15'8" (4.78m) x 10'10" (3.3m)

Front elevation double glazed window, stairs to first floor, tiled flooring, storage cupboard, radiator.

### Living Room - 14'7" (4.45m) x 10'8" (3.25m)

Rear elevation double glazed patio doors, TV point, BT point, radiator.

### Kitchen - 12'1" (3.68m) x 7'9" (2.36m)

Rear elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, one and a half bowl stainless steel sink and drainer with mixer tap, integrated oven with four ring hob and extractor fan over, space for fridge/freezer, space for washing machine, part tiled walls, tiled flooring, radiator.

### Conservatory - 11'4" (3.45m) x 10'9" (3.28m)

Side elevation double glazed French doors to garden.

### Play Room - 10'6" (3.2m) x 7'1" (2.16m)

Carpeted.

### First Floor Landing -

Doors to all rooms, airing cupboard.

### Master Bedroom - 13'2" (4.01m) x 12'8" (3.86m)

Front elevation double glazed window, fitted wardrobe with hanging space and

shelving, radiator.

### Bedroom Two - 12'8" (3.86m) x 8'6" (2.59m)

Rear elevation double glazed window, fitted wardrobe with hanging space and shelving, radiator.

### Bedroom Three - 10'3" (3.12m) x 8'9" (2.67m)

Front elevation double glazed window, storage cupboard, radiator.

### Bathroom -

Rear elevation double glazed frosted window, low level WC, vanity unit with mixer tap, panel enclosed bath with mixer tap and shower attachment over, part tiled walls, tiled flooring, heated towel rail.

### Outside -

### To the Front -

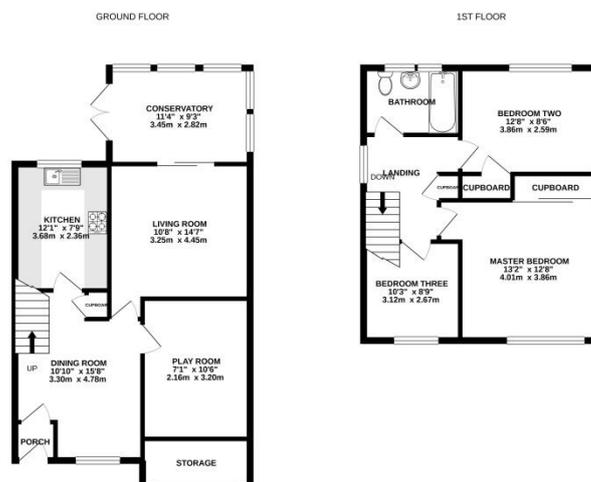
Laid to shingle front garden with courtesy path to front door and driveway parking.

### To the Rear -

A private and enclosed rear garden laid mainly to synthetic grass with areas laid to decking and patio.

### Storage -

Part of the garage conversion remains for storage with barn door access.



**PLEASE NOTE** WE HAVE NOT TESTED ANY APPARATUS, FIXTURES, FITTINGS, OR SERVICES. INTERESTED PARTIES MUST UNDERTAKE THEIR OWN INVESTIGATION INTO THE WORKING ORDER OF THESE ITEMS. ALL MEASUREMENTS ARE APPROXIMATE AND PHOTOGRAPHS PROVIDED FOR GUIDANCE ONLY.

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

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