



**\*\* A SPACIOUS HOME CLOSE TO TOWN CENTRE \*\*** Set only a short distance from Bracknell Town Centre and in a secure gated cul de sac is this large family home. The spacious property spreads across three floors and offers a wealth of features including:- 18ft living room, separate dining room, 12ft kitchen/breakfast room with integrated appliances, downstairs cloakroom, two En-Suite shower rooms, family bathroom, ample storage, enclosed rear garden and parking for two vehicles. The location is ideal for commuter with its easy access to both M3 and M4 motorways and Bracknell mainline train station. 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



Town House



Two En-Suites



Two Reception Rooms



Parking For Two Vehicles

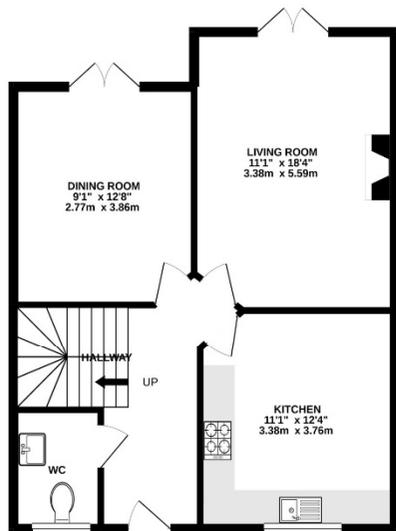


Kitchen/Breakfast Room

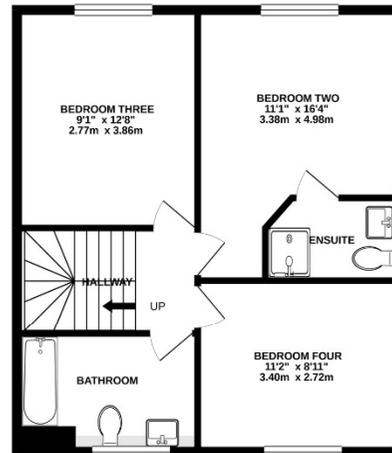


Close To Town Centre

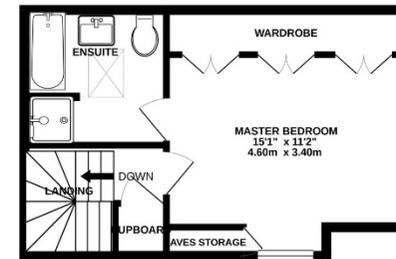
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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EPC ratings: **C/**

CTax band: **Unk**





### Entrance

Doors to all rooms, stairs rising to first floor, wood effect flooring, radiator.

### Downstairs Cloakroom

Front elevation double glazed window, low level WC, pedestal sink with mixer tap, tiled flooring, radiator.

### Living Room 18'4" (5.59m) x 11'1" (3.38m)

Rear elevation double glazed French doors, TV point, BT point, wood effect flooring, radiator.

### Kitchen/Breakfast Room 12'4" (3.76m) x 11'1" (3.38m)

Front 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 with drainer and mixer tap, integrated oven with four ring hob and extractor fan over, integrated fridge/freezer, space for washing machine, integrated dishwasher, part tiled walls, tiled flooring, radiator.

### Dining Room 12'8" (3.86m) x 9'1" (2.77m)

Rear elevation double glazed French doors, wood effect flooring, radiator.

### First Floor Landing

Doors to all rooms, stairs rising to second floor.

### Bedroom Two 16'4" (4.98m) x 11'1" (3.38m)

Rear elevation double glazed window, TV point, radiator.

### En-Suite

Low level WC, pedestal sink with mixer tap over, shower cubicle with shower attachment over, part tiled walls, tiled flooring, heated towel rail.

### Bedroom Three 12'8" (3.86m) x 9'1" (2.77m)

Rear elevation double glazed window, BT point, radiator.

### Bedroom Four

11'2" (3.4m) x 8'11" (2.72m)

Front elevation double glazed window, radiator.

### Bathroom

Front elevation double glazed frosted window, low level WC, pedestal sink with mixer tap, panel enclosed bath with mixer tap and shower attachment, part tiled walls, tiled flooring, heated towel rail.

### Second Floor Landing

Door to master bedroom, airing cupboard, radiator, velux window.

### Master Bedroom 15'1" (4.6m) x 11'2" (3.4m)

Front elevation double glazed window, wall to wall fitted wardrobes with hanging space and shelving, TV point, eaves storage, radiator.

### En-Suite

Velux window, low level WC, pedestal sink with mixer tap, panel enclosed bath with mixer tap and shower attachment over, shower cubicle with shower attachment, part tiled walls, tiled flooring, heated towel rail.

### Outside

#### To the front

Allocated parking for two vehicles.

#### To the Rear

An enclosed rear garden laid mainly to lawn with patio area and gated rear access.



## 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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