



**sears**  
property, clear & simple

2 Bedroom Maisonette  
Howorth Court, Bracknell  
Berkshire, RG12 9HZ

Price £260,000

Leasehold



*scan to view full details*



**\*\* FULLY REFURBISHED WITH A PRIVATE GARDEN \*\*** Set in the popular Harmans Water area and only a short walk to Martins Heron train station is the wonderfully presented two bedroom ground floor maisonette. The property has been improved to a high standard by the current owners to create a move in ready home.

*helping you get a move on!*

## about the property...

**\*\* FULLY REFURBISHED WITH A PRIVATE GARDEN \*\*** Set in the popular Harmans Water area and only a short walk to Martins Heron train station is the wonderfully presented two bedroom ground floor maisonette. The property has been improved to a high standard by the current owners to create a move in ready home with the bonus of a private rear garden to enjoy. Features include:- re-fitted kitchen, 14ft living room, re-fitted bathroom, ample storage, gas central heating and allocated parking for one vehicle. Locally there are shops and amenities within close proximity as well as easy access to both M3 and M4 motorways.

### Entrance -

Doors to all rooms, utility cupboard, radiator.

### Living Room - 14'0" (4.27m) x 12'4" (3.76m)

Rear elevation double glazed window, rear elevation double glazed door, storage cupboard, TV point, BT point, radiator.

### Kitchen - 9'9" (2.97m) x 5'4" (1.63m)

Front elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, stainless steel sink and drainer with mixer tap, integrated oven with four ring hob and extractor fan over, space for fridge/freezer.

### Master Bedroom - 12'8" (3.86m) x 8'5" (2.57m)

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

### Bedroom Two - 9'6" (2.9m) x 6'11" (2.11m)

Front elevation double glazed window, radiator.

### Bathroom -

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

### Outside -

#### To the Front -

Mainly laid to lawn with courtesy path to front door.

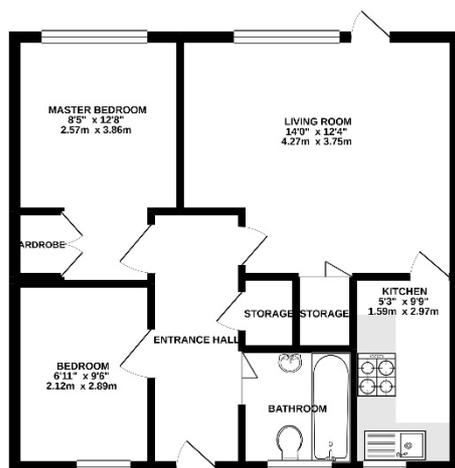
#### To the Rear -

A private and enclosed rear garden mainly laid to lawn with patio area, brick built barbecue and flower bed borders.

### Parking -

Allocated parking for one vehicle.

GROUND FLOOR



**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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