

Lily Hill Road, Bracknell

Price
£680,000

Freehold



**** RARELY AVAILABLE & NO ONWARD CHAIN **** Set in one of the most sought after and rarely available roads is this large four bedroom detached family home. The extended property is in need of some modernisation but offers a wonderful opportunity for a buyer to put their own stamp on what is already a charming home. Locally the area offers easy access to shops, schools and amenities as well as Bracknell Town Centre and mainline train station. Features include:- 20ft living room, 12ft dining room, conservatory, study, downstairs wet room, workshop, triple length garage, private rear garden and driveway parking for up to four vehicles.

**** RARELY AVAILABLE & NO ONWARD CHAIN **** Set in one of the most sought after and rarely available roads is this large four





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 121,696.

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



Conservatory



Detached Family Home



Private Rear Garden



Two Reception Rooms



Triple Garage & Driveway



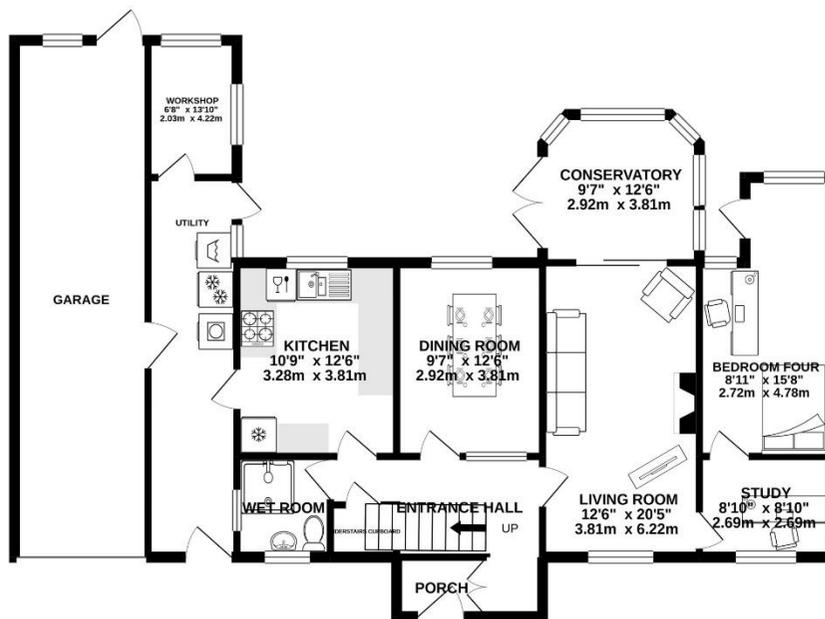
Study



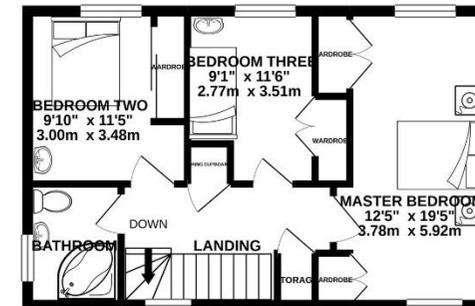
No Chain



GROUND FLOOR



1ST FLOOR



EPC ratings: /

CTax band: Unk

Made with Metropix ©2020





Entrance
Door to hallway.

Hallway
Door to all rooms, stairs rising to first floor, under stairs storage cupboard, radiator.

Wet Room
Dual elevation double glazed frosted window, low level WC, pedestal sink with twin tap, wet room with shower attachment, part tiled walls, vinyl flooring, radiator.

Living Room 20'5" (6.22m) x 11'7" (3.53m)
Front elevation double glazed window, rear elevation double glazed patio doors, TV point, feature fire place, radiator.

Conservatory 12'11" (3.94m) x 12'6" (3.81m)
Side elevation double glazed French doors, tiled flooring.

Study 8'10" (2.69m) x 8'10" (2.69m)
Front elevation double glazed window, TV point, radiator.

Bedroom Four 15'8" (4.78m) x 8'11" (2.72m)
Two rear elevation double glazed windows, rear elevation double glazed doors to garden, two radiator.

Dining Room 12'6" (3.81m) x 9'7" (2.92m)
Rear elevation double glazed window, radiator.

Kitchen 12'5" (3.78m) x 10'9" (3.28m)
Rear elevation double glazed window, doors to utility room, 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, BT point, space for fridge/freezer, space for dishwasher, part tiled walls, tiled

flooring, radiator.

Utility Room
Door to garage, door to work shop, door to garden, side elevation window, space for washing machine, space for tumble dryer, space for freezer, vinyl flooring.

First Floor Landing
Front elevation double glazed window, doors to all rooms, storage cupboard, airing cupboard.

Master Bedroom 19'5" (5.92m) x 12'5" (3.78m)
Dual elevation double glazed windows, two fitted wardrobes with hanging space and shelving, two radiators.

Bedroom Two 11'5" (3.48m) x 9'10" (3m)
Rear elevation double glazed window, fitted wardrobe with hanging space and shelving, vanity unit with mixer tap, radiator.

Bedroom Three 11'6" (3.51m) x 9'1" (2.77m)
Rear elevation double glazed window, fitted wardrobe with hanging space and shelving, pedestal sink with twin tap, radiator.

Bathroom
Side elevation double glazed frosted window, low level WC, pedestal sink with mixer tap, panel enclosed bath with mixer tap and shower attachment over, fully tiled walls, radiator.

Outside

To the Front
Mainly laid to lawn front garden with courtesy path to front door.

To the Rear
Mainly laid to lawn private rear garden with patio area, flower bed border, vegetable patch and shed.



appointment to view

date: time:

viewing with...

owner:

sears agent:



locate the property



scan with your
smartphone
or tablet for
full property
details



THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. ALL STATEMENTS IN THESE DETAILS ARE MADE WITHOUT LIABILITY ON THE PART OF SEARS PROPERTY OR THE SELLER.

THEY SHOULD NOT BE RELIED UPON AS A STATEMENT OR REPRESENTATION OF FACT AND, ALTHOUGH BELIEVED TO BE CORRECT, ARE NOT GUARANTEED AND FORM NO PART OF AN OFFER OR CONTRACT.

ANY INTENDING BUYERS MUST SATISFY THEMSELVES AS TO THEIR CORRECTNESS. PLEASE NOTE THAT ALL APPLIANCES AND HEATING SYSTEMS ARE NOT TESTED BY SEARS PROPERTY AND THEREFORE NO WARRANTIES CAN BE GIVEN AS TO THEIR GOOD WORKING ORDER.



we're here to help

If you've any further questions, please speak to this property's dedicated agent directly:

Robert Franklin on 01344 481111

01344 481111

12 High Street, Bracknell, Berkshire RG12 1LL

searsproperty.co.uk hello@searsproperty.co.uk find sears property on facebook @searsproperty

REGISTERED OFFICE: 73 HIGH STREET, ALDERSHOT, HAMPSHIRE, GU11 1BY. REGISTERED IN ENGLAND AND WALES NO. 07158638 VAT NO. 989485042

rightmove.co.uk

PrimeLocation.com

Zoopla.co.uk

sears
select
by sears property

