



e mnh
 not acd
 rkr p
 c
 h ae w
 edic h
 neht k
 ct 02 a
 tr epa p
 a egnu d
 a weid a
 a Mh 9
 n u r n u



T D7 21 GRll enkca B, e adar ual 82

Entrance Hall

Doors to all ground floor rooms, under stairs storage cupboard, further storage cupboard with shelving, tiled flooring, telephone point.

Re-Fitted Downstairs Shower Room

Side elevation double glazed frosted window, shower cubicle with power shower over, low level WC, wall mounted sink with Monobloc over, fully tiled walls, tiled flooring.

Lounge 17'0" (5.18m) x 13'4" (4.06m)

Walk-in storage cupboard with shelving, tiled flooring, TV point.

Re-Fitted Kitchen/Breakfast Room 16'11" (5.16m) x 12'0" (3.66m)

Dual elevation double glazed windows, a range of eye and base level units with granite work surfaces over, integrated double oven with hob and extractor hood above, one and a half bowl sink with drainer and Monobloc over, washing machine, dishwasher, tiled flooring.

Conservatory 20'11" (6.38m) x 8'3" (2.51m)

Double glazed patio doors to garden, tiled flooring, under floor heating.

Bedroom Four 10'3" (3.12m) x 7'5" (2.26m)

Side elevation double glazed window, tiled flooring.

First Floor Landing

Doors to bedrooms and bathroom, access to loft, wall to wall wardrobes with hanging space and shelving, real wood flooring.

Master Bedroom 16'10" (5.13m) x 13'8" (4.17m)

Rear elevation double glazed window, wall to wall wardrobes with hanging space and shelving, real wood flooring.

Bedroom Two 11'10" (3.61m) x 9'2" (2.79m)

Front elevation double glazed window, double wardrobe with hanging space and shelving. real wood flooring.

Bedroom Three 11'10" (3.61m) x 7'6" (2.29m)

Rear elevation double glazed window, laminate flooring.

Re-Fitted Bathroom

Side elevation double glazed frosted window, corner bath with mixer tap and shower attachment over, low level WC, vanity mounted sink with Monobloc over, tiled flooring, part tiled walls.

Outside

To The Front

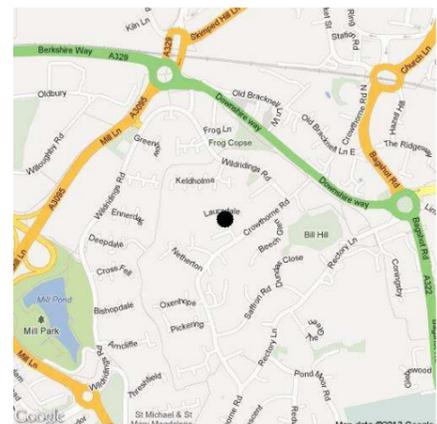
A well maintained front garden mainly laid to lawn enclosed by mature hedge borders, courtesy path to front door, gated rear access.

To The Rear

A well maintained rear garden with decking area, the remainder laid to lawn, feature brick built BBQ and pizza oven, gated rear access, door to garage.

Detached Garage

Accessed via rear garden, with up and over door, one driveway parking space.



28 Lauradale, Bracknell, RG12 7DT

****SUBSTANTIAL FAMILY HOME**** This beautiful and versatile four bedroom semi-detached family home is situated in a much desired location within a close proximity of Bracknell town centre. Benefits include a 16ft re-fitted kitchen/breakfast room and a 20ft conservatory Available 9th March 2020.



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

Re-Fitted Family Bathroom

Semi-Detached

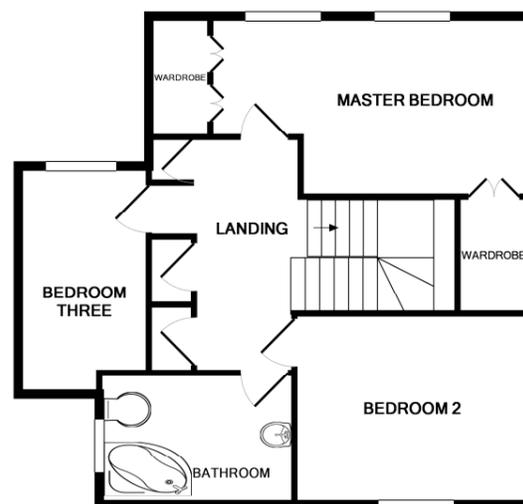
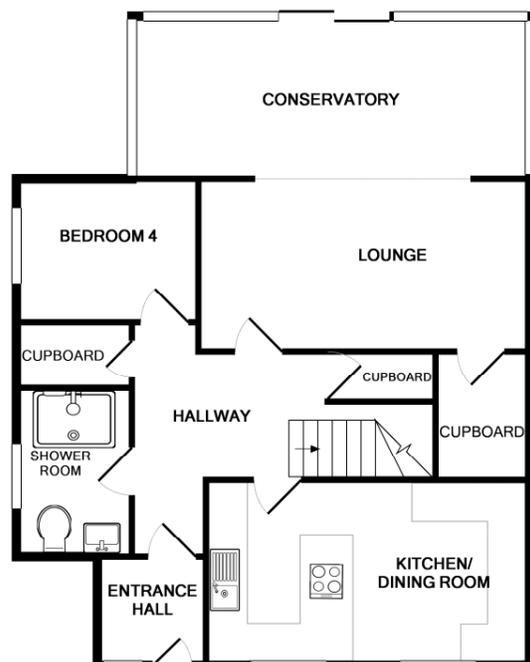
Garage With Driveway

16ft Re-Fitted Kitchen/Breakfast Room

Unfurnished

Re-Fitted Downstairs Shower Room

Available 9th March 2020



1ST FLOOR

-D/-
Unk