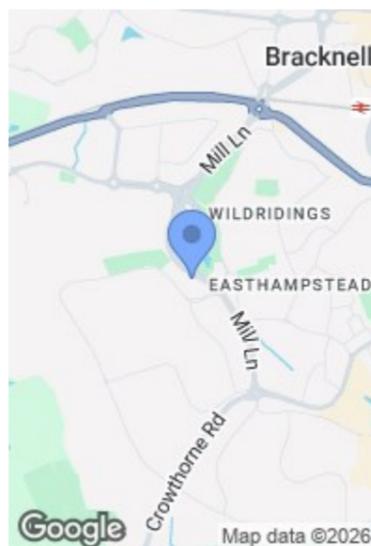


WYLAM, BRACKNELL RG12
OFFERS IN EXCESS OF £525,000

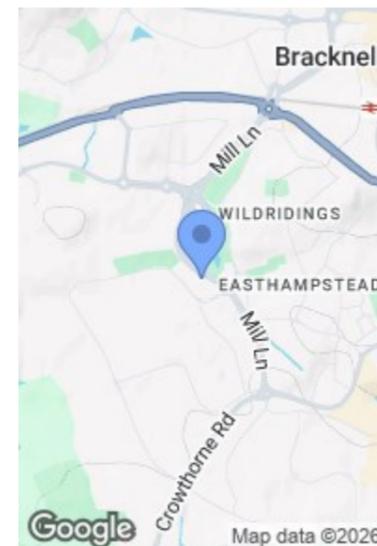
ROAD MAP



HYBRID MAP



TERRAIN MAP



Camberley 01276 539111
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54 Obelisk Way, Camberley, Surrey GU15 3SG
www.knightsproperty.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		65	82
		EU Directive 2002/91/EC	





FLOORPLAN

MAIN FEATURES

- No Onward Chain
- Four Bedrooms
- Extremely Well Presented
- Close To The Lexicon
- Undergone Lots Of Improvements By Owner
- Link-Detached Family Home
- New Kitchen/Bathroom & WC
- Good Transport Links
- Carport & Driveway Parking

FULL DETAILS

Entrance Hallway

Enter via door, stairs leading to the first floor and vinyl thermal click flooring.

WC

Wash hand basin, low level WC and vinyl thermal click flooring.

Reception Room

Carpet flooring and leading to;

Dining Room

Understairs cupboard and carpet flooring.

Kitchen

Fitted with a range of base and eye level units, sink, gas hob, extractor fan, oven and integrated dishwasher. Space and plumbing for washing machine and space for fridge/freezer. Partly tiled walls and vinyl thermal click flooring.

Family Room

Vinyl thermal click flooring and sliding patio doors leading to the rear garden.

First Floor Landing

Carpet flooring and airing cupboard housing the boiler. Access to the loft via hatch.

Bedroom One

Front aspect, storage cupboard and carpet flooring.

Bedroom Two

Rear aspect and carpet flooring.

Bedroom Three

Front aspect and carpet flooring.

Bedroom Four

Side aspect and carpet flooring.

Bathroom

Wash hand basin with storage below, low level WC and L-shaped bath with thermostatic tap and shower attachment. Vinyl thermal click flooring.

To The Front

Carport, driveway parking, store and area laid to lawn.

To The Rear

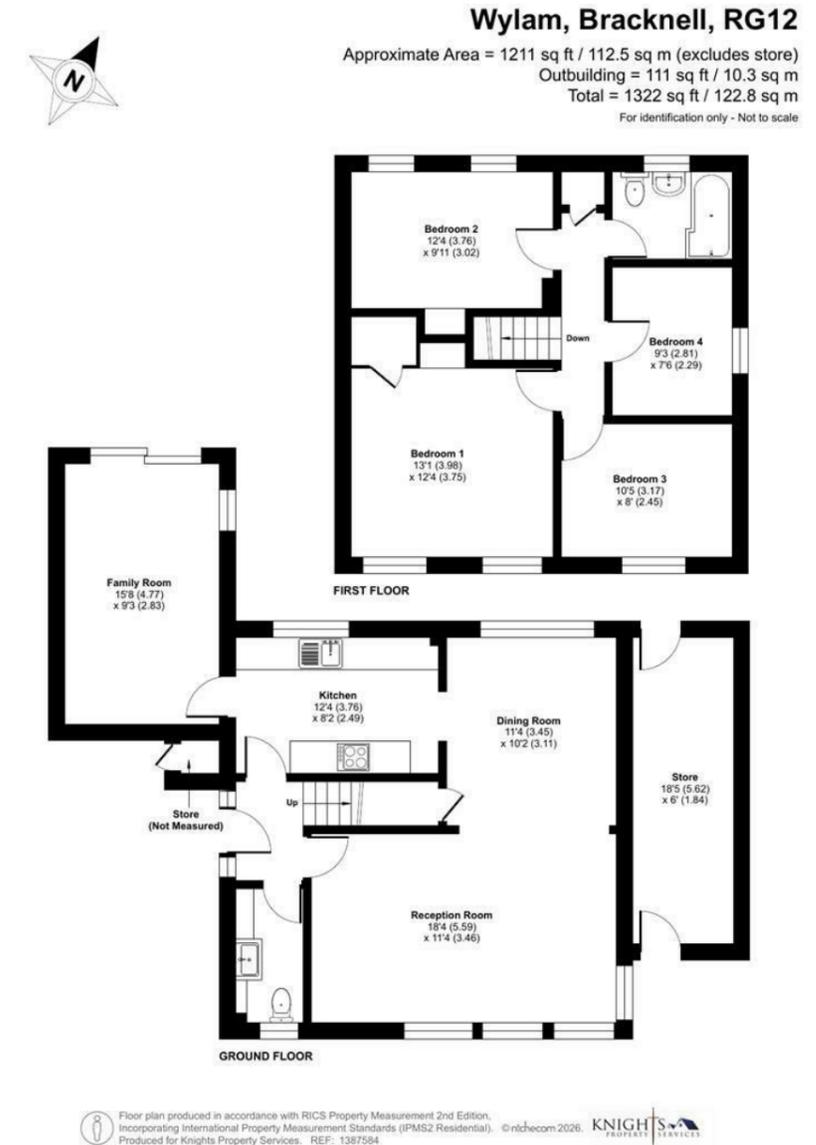
Paved garden with covered area and side access via store.

Council Tax

Band E.

Further Information

There is a connected person within the business selling this property.



WYLAM, BRACKNELL RG12

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** Knights are excited to market for sale this beautifully presented link-detached property along Wylam in Bracknell. The home is ideally situated for great commuter links, as well as The Lexicon shopping centre with its great range of shops and leisure facilities.

The ground floor comprising; kitchen, reception room, dining room, family room and WC. The first floor is equally as impressive with four bedrooms and a bathroom. Further features to note include a carport and driveway parking, as well as a rear garden.

The home, which is being sold with no onward chain, has undergone lots of improvements by the current owner such as a new kitchen, newly decorated throughout, new flooring and carpets, new bathroom and a new ground floor WC.