



12 Lakeside,
Warfield, Bracknell, RG42 2LE



wentworthea.com

Lakeside, Warfield

Wentworth Estate Agents have pleasure in offering to the market a FOUR BEDROOM DETACHED HOUSE. With 2,000 square foot of extended impressive accommodation within a sought after cul-de-sac location on the edge of Bracknell and Warfield.

Less than 2 miles to Bracknell town centre which has been regenerated as Lexicon shopping & Leisure facilities, mainline train station allowing excellent transportation links to Reading, Wokingham and London Waterloo along with both the M3 and M4. Well regarded local shops and a college are also within a short walk.

Ground Floor Accommodation comprises of Entrance Hall, Cloakroom, 22ft Open plan Entertaining Kitchen / Dining Room with bi-folding doors leading into the three tiered garden and private lake. Family room with velux windows and Living Room with patio doors also leading into the garden.

First Floor Accommodation comprises of Master Bedroom with Shower Ensuite and Dressing Area, Bedroom 2 has fitted wardrobes and a shower Ensuite, with a further two bedrooms and family bathroom.

Further Benefits include Garage with an electric door, with parking for three/four cars on the driveway, UPVC double glazed windows, solid oak internal doors throughout, replacement gas central heating system, three tiered garden, private lake which can be accessed via a jetty at the bottom of the landscaped garden.

EPC Rating - C



Entrance Hall

Light entrance hall with access to the Cloakroom, Kitchen/Dining Room, Family Room and Living Room

Kitchen / Dining Room

A stunning 22ft two toned kitchen with all the modern built-in appliances, double oven, fridge/freezer, dishwasher, steam oven, integrated combi microwave, wine cooler, and five ring gas hob. In addition features a breakfast bar and space for an eight seater table and Bi-fold doors opening into the stunning garden.

Utility Room

Accessed from the kitchen with a sink and space for the washing machine and dryer.

Family Room

A good size reception room that can be used as a snug, play room or study.

Living Room

A 20 ft light and airy dual aspect living room with a log burning fireplace and patio doors into the garden.

Master Bedroom and Shower Ensuite

12 ft Double Bedroom with Dressing Room area and Fully Tiled Ensuite with Shower, WC and wash hand basin.

Bedroom 2 with Shower Ensuite

A Double Bedroom with fitted wardrobes and Fully Tiled Ensuite with Shower, WC and wash hand basin with storage drawers.

Bedroom 3

A double bedroom at the rear of the property looking into the garden

Bedroom 4

A good size bedroom at the front of the property

Family Bathroom

A fully tiled family bathroom with bath, WC and wash hand basin.



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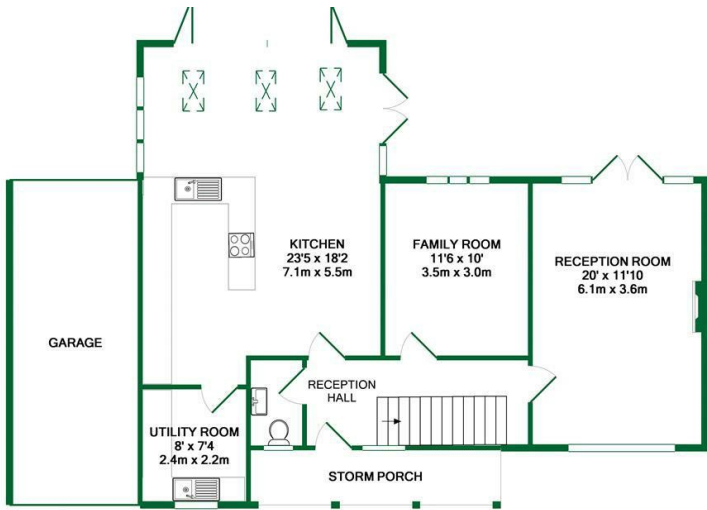
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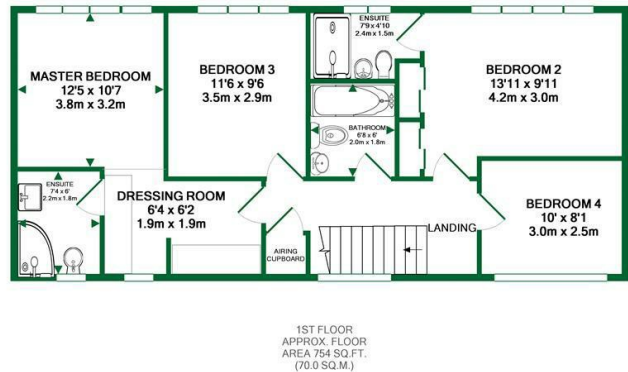
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GROUND FLOOR
 APPROX. FLOOR
 AREA 1139 SQ.FT.
 (105.8 SQ.M.)



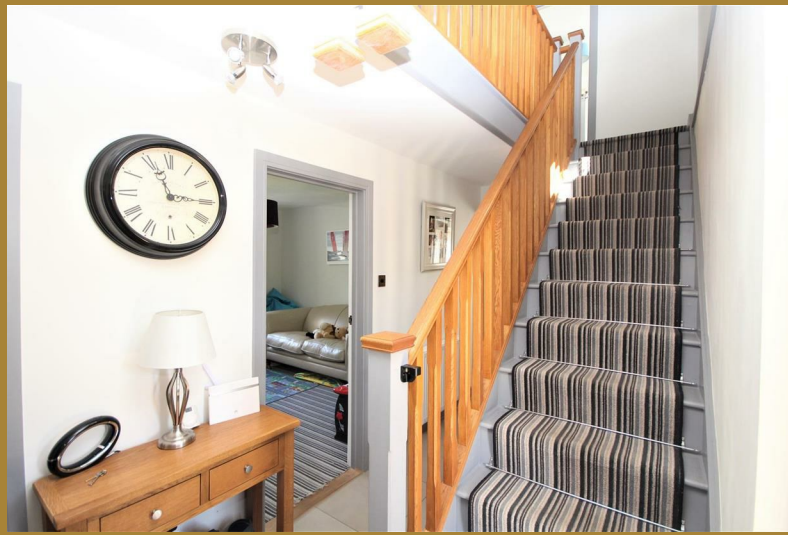
1ST FLOOR
 APPROX. FLOOR
 AREA 754 SQ.FT.
 (70.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1893 SQ.FT. (175.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Estate Agent People Recommend



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.