The Estate Agent People Recommend

WentWorth Estate Agents

# 2 Apple Tree Court Buchanan Way, Bracknell RG42 4NJ

## Price guide £765,000

Wentworth Estate Agents have pleasure in offering to the market a FOUR BEDROOM LINKED DETACHED HOUSE within a small cluster of two houses.

The property is 2 miles from Bracknell, with the new Lexicon town centre and mainline station serving Waterloo and Reading. Wokingham town centre is approximately 3 miles, with shops, banks and supermarket and a mainline train station also serving Waterloo and Reading.

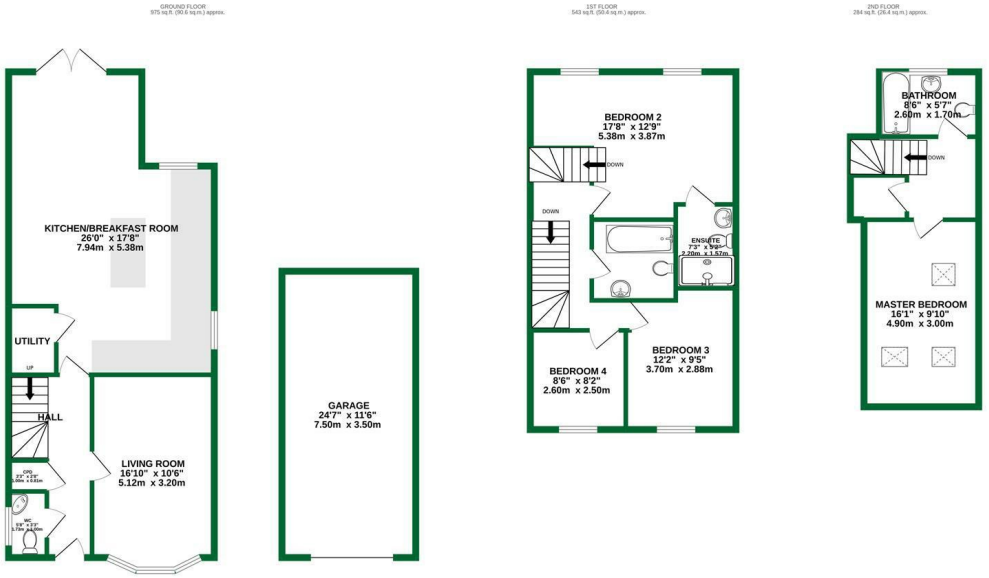
Ground floor accommodation comprises of entrance hall, cloakroom, living room with bay window, kitchen/breakfast room/ family room and walk in well fitted utility cupboard.

The kitchen is the main hub of the house, with composite worktops, island with wooden breakfast bar, integrated Neff oven, microwave, warming drawer, induction Hob, Fridge/Freezer and Dishwasher.
Patio doors leading onto the enclosed garden.

First floor accommodation comprises of master bedroom and shower ensuite, two further bedrooms and family bathroom with bath, WC and wash hand basin.

Second floor accommodation comprises of large bedroom with fully fitted wardrobes and eaves storage space and a bathroom with bath, WC and wash hand basin.

Further benefits include underfloor heating to ground floor, air source heat pump for heating and hot water, oak internal doors with oak handrails, enclosed garden and patio area, parking for three cars, larger than average garage with sink, fitted units and electric door.




TOTAL FLOOR AREA : 1803 sq.ft. (167.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## ACCOMMODATION

- FOUR BEDROOM LINKED DETACHED
- NO ONWARD CHAIN
- THREE BATHROOMS
- LARGE KITCHEN / DINING / FAMILY ROOM
- LARGER THAN AVERAGE GARAGE WITH STORAGE IN EAVES
- PARKING FOR THREE CARS
- BUILT IN 2020
- FREEHOLD
- COUNCIL TAX BAND - F
- EPC - B

WentWorth Estate Agents
wentworthea.com

The Old Butchers, 15 High Street, Twyford, Berkshire, RG10 9AB
t: 0118 934 0027 e: twyford@wentworthea.com

wentworth_ea  wentworthestateagents

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.