



9, Salwey Close  
Bracknell  
Berkshire, RG12 7NA

**£375,000 Freehold**





Offered to the market with vacant possession, a three bedroom family home which benefits from being recently redecorated throughout. The accommodation includes an entrance hallway, a 13' living room, separate dining room and a modern kitchen. Upstairs there are three bedrooms and a modern three piece family bathroom.

- Vacant possession
- Two receptions rooms
- Close to sports centre
- Recently redecorated
- Excellent transport links
- Gas radiator heating

Council Tax Band: C  
Local Authority: Bracknell Forest Council  
Energy Performance Rating: C

Outside, the front is mainly lawn with a courtesy path to the front door. The fully enclosed rear garden is a blank canvas being predominantly laid to lawn with two brick-built stores. The property also benefits from a garage in a nearby block.

This spacious home is located within walking distance of local shops and Bracknell Leisure Centre with its variety of sporting facilities. It is approximately a mile to Bracknell railway station and the newly regenerated Lexicon shopping facility. There is good convenient access to the A329(M), M4 and M3 motorways. Viewing is highly recommended.







## Salwey Close, Bracknell

Approximate Area = 804 sq ft / 74.7 sq m

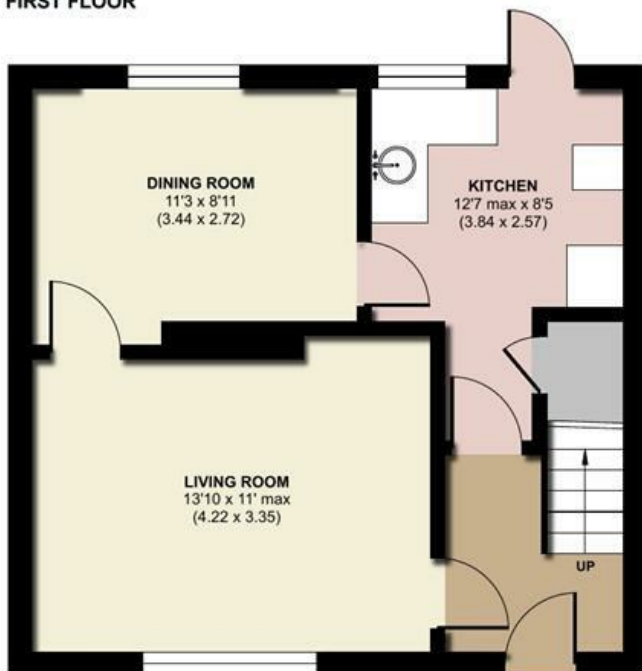
Outbuilding = 45 sq ft / 4.2 sq m

Total = 849 sq ft / 78.9 sq m

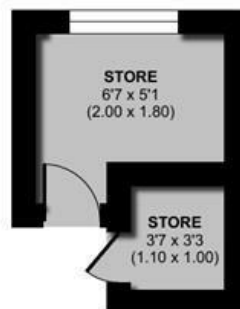
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FIRST FLOOR



GROUND FLOOR



OUTBUILDING 1 / 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1207939

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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