



15 Tippits Mead, Bracknell, RG42 1FH

Guide price £525,000



# 15 Tippits Mead

Bracknell, RG42 1FH

- Three Bedrooms
- Integral Garage
- Driveway Parking
- DSWC
- Vendor Suited
- Stunning Kitchen/Diner
- Bi-Fold doors to garden
- Additional Utility Room
- Excellent Condition
- Call David To View

Nestled in the sought-after Tippits Mead on the Amen Corner development, this three-bedroom detached family home has been meticulously transformed by its current owners over the past five years. Upon entering, you're greeted by a porch with a convenient downstairs WC on the right. This leads directly into the spacious lounge area, featuring an open log fireplace and a well-designed TV cabinet, creating a truly inviting space.

The kitchen/dining room is undoubtedly the highlight, having been opened up to form a fantastic family meeting and dining area. With modern shaker-style units, bi-fold doors, and a seamless flow into the additional utility room and garage access, this property is a must-see.

Upstairs, you'll find three generously sized bedrooms and a refitted three-piece family bathroom. The main bedroom stands out with its eye-catching wood panel effect feature, a popular trend in recent years. Additionally, the current owners have drawings available for a proposed fourth bedroom, although planning permission has not yet been applied for.

Completing this wonderful family home are the garage, front and rear gardens, and a driveway, which offers an electrical car charging point.



## Hallway

**Living Room** 14'3x13'10 max (4.34mx4.22m max)

## WC

**Kitchen/Dining Room** 20'6x11'10 (6.25mx3.61m)

## Utility Room

## Integral Garage

## Landing

**Bedroom One** 12'2x9'9 (3.71mx2.97m)

**Bedroom Two** 11'5x10 (3.48mx3.05m)

**Bedroom Three** 8'11x7'9 (2.72mx2.36m)

## Bathroom



## Outside

The front of the property features a herringbone block driveway that provides access to the garage and side entrance. This pathway extends to the rear garden, where you'll find a spacious timber decked area, ideal for entertaining or relaxing. Beyond this, there's a lawn area adorned with mature shrubs and various plantings.

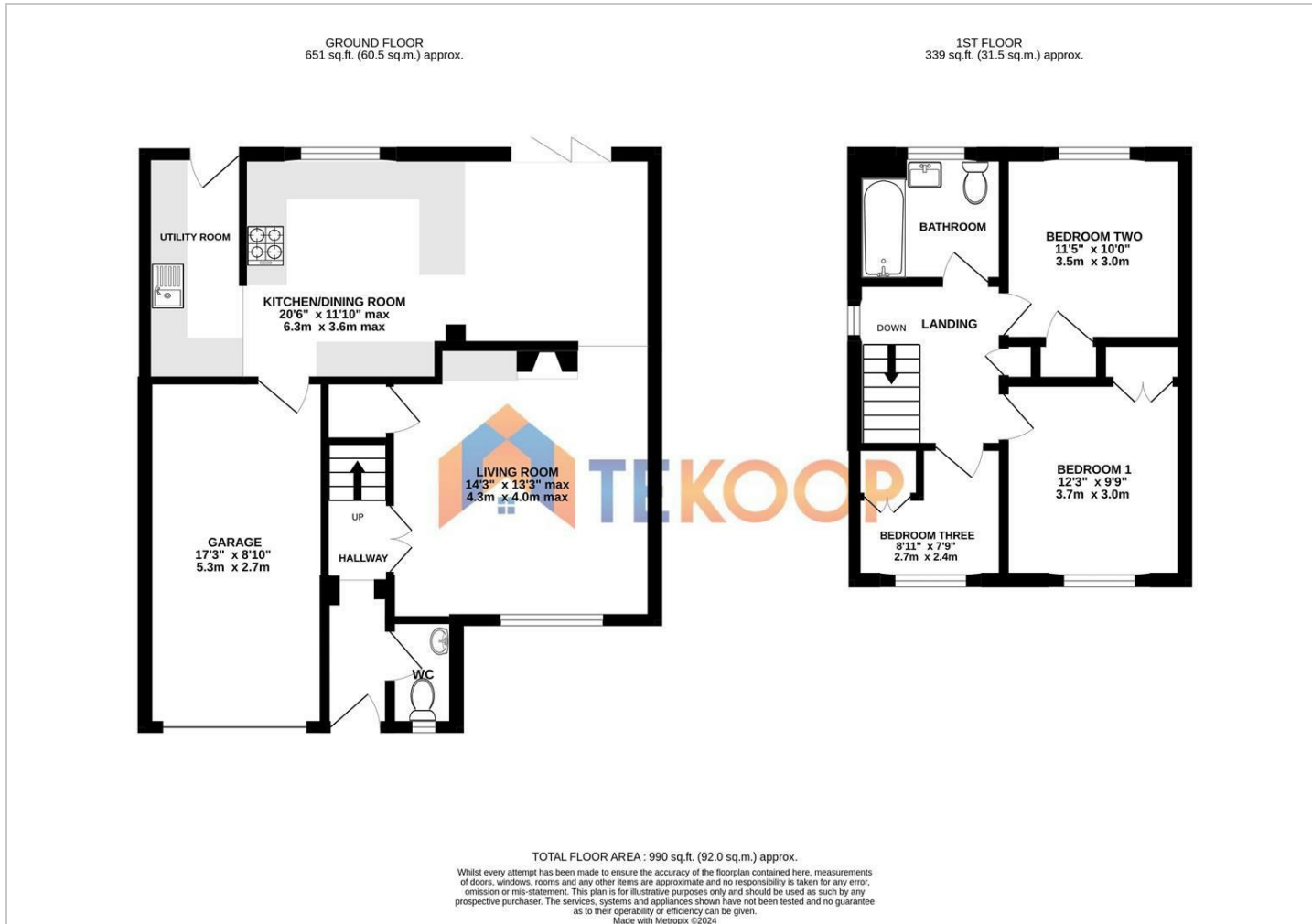
## Directions

Try "WHAT THREE WORDS" Every 3 metre square of the world has been given a unique combination of three words. Used for e-commerce and delivery, navigation, emergencies and NOW ESTATE AGENCY. If you are struggling to find this property - Use What Three Words on your phone or tablet and type; incomes.resort.avoid

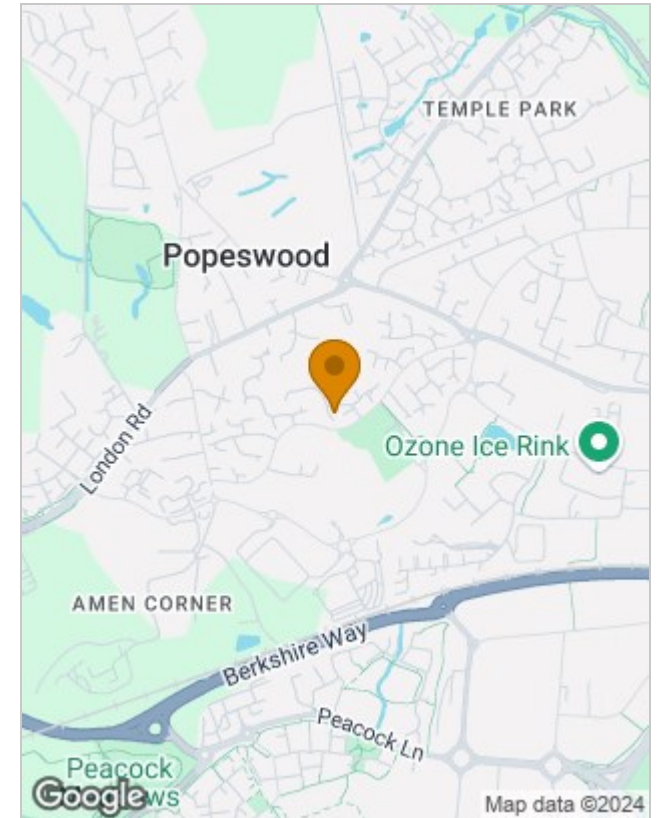




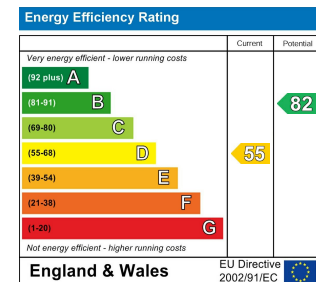
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our TE KOOP Office on 01252 561000 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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