



**9 The Larches, Warfield Park, Bracknell, RG42 3RR**  
**£450,000**

 **HORLER**

## 9 The Larches, Warfield Park, Bracknell, RG42 3RR

Situated within the prestigious Warfield Park, this beautifully presented two-bedroom unit offers a perfect blend of comfort and style. The property boasts two generous double bedrooms, with the main bedroom featuring an ensuite bathroom, ensuring privacy and convenience. A well-appointed family bathroom serves the second bedroom, making it ideal for families or guests.



### **Property Summary**

The heart of the home is the open-plan living and dining area, which creates a welcoming space for relaxation and entertaining. The spacious kitchen is designed for both functionality and ease, making meal preparation a delight.

Outside, the property is complemented by a large, well-tended garden, with shed, providing a tranquil retreat for outdoor activities or simply enjoying the fresh air. Additionally, the house includes a detached single garage and ample parking for multiple vehicles, catering to the needs of modern living.

This charming home in Warfield Park is not just a property; it is a lifestyle choice, offering a serene environment while being conveniently located near local amenities. Whether you are looking to settle down or seeking a peaceful retreat, this house is a wonderful opportunity not to be missed.

### **General Information**

Family Park  
Ground Rent TBC  
Council Tax Band 'A'

### **Legal note**

\*\*\*Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract\*\*\*.





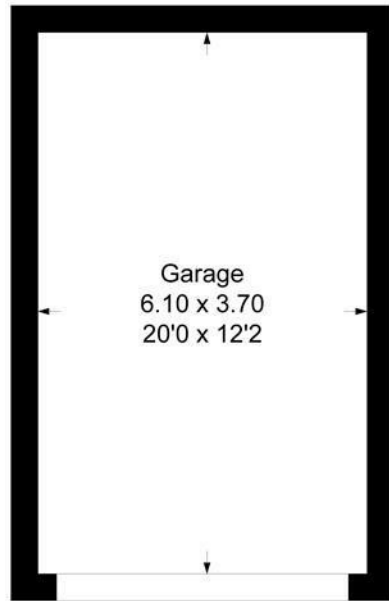
# The Larches, Warfield Park

Approximate Gross Internal Floor Area = 95.2 sq m / 1026 sq ft

Garage Area = 22.6 sq m / 243 sq ft

Total Area = 117.9 sq m / 1269 sq ft

Dressing Room  
2.57 x 1.37  
8'5 x 4'6



Garage

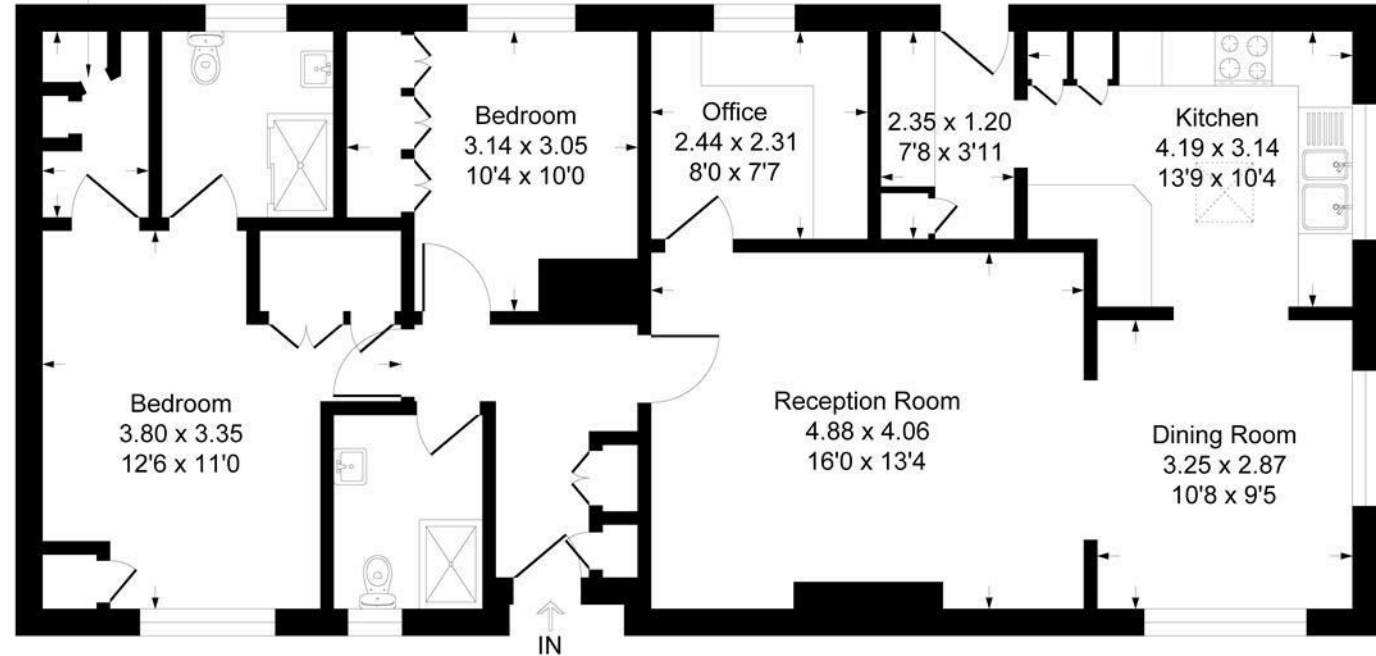


Illustration for identification purposes only, measurements are approximate, not to scale.  
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