



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

 **HORLER**

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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 £332.91

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.





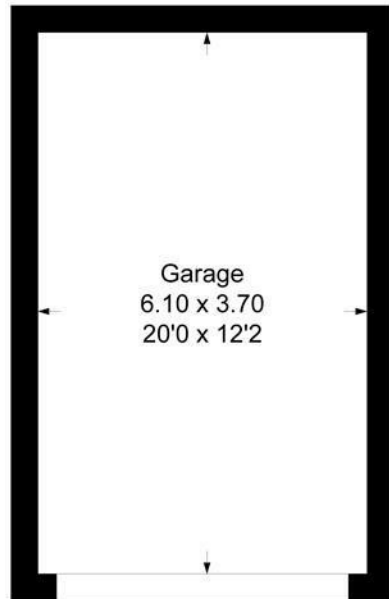
The Larches, Warfield Park

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

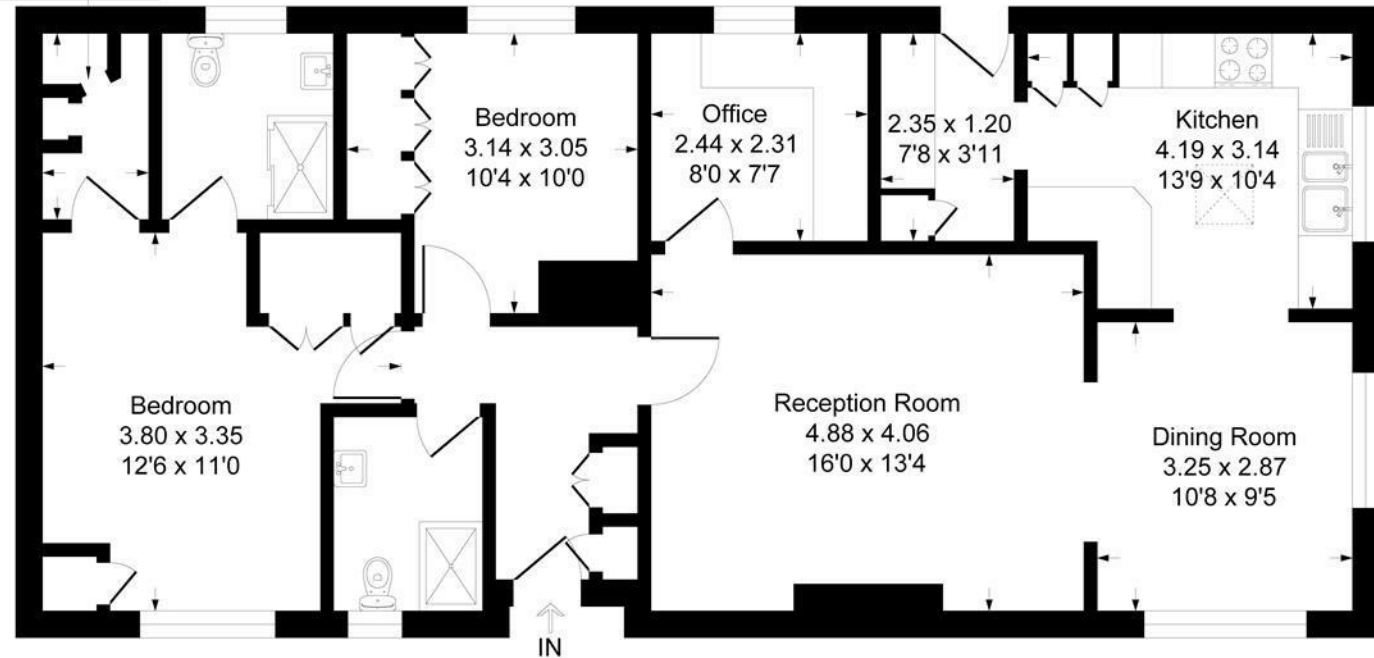


Illustration for identification purposes only, measurements are approximate, not to scale.
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