



## Clayton Grove, Bracknell Forest

- No Onward Chain!
- Private Large Rear Garden
- Seperate Large Living Space
- Easy access to transport links
- Porch
- Three Large Bedrooms
- Open Plan Kitchen Diner
- Less Than 1 Mile From Lexicon
- Prime Location
- WC

**Offers In Excess Of £375,000**

**Tenure: Freehold**

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# Clayton Grove, Bracknell Forest

## DESCRIPTION

Spacious 3-Bedroom Home in Quiet Bracknell Location – Just Minutes from The Lexicon

Located on a beautiful and peaceful road less than a mile from The Lexicon shopping centre, this exceptionally spacious three-bedroom terraced home offers the perfect blend of comfort, style, and convenience.

The property boasts three generously sized bedrooms upstairs, ideal for growing families or those seeking flexible living space. Downstairs, the heart of the home is a stunning open-plan kitchen and dining area, perfect for entertaining or enjoying everyday family life. A separate, cosy living room provides a relaxing retreat.

Step outside into the lovely private rear garden – a perfect spot for summer barbecues or peaceful evenings. Remarkably large for a mid-terrace property, this home offers ample space both inside and out, making it a rare find in this sought-after location.

Whether you're a first-time buyer, upsizing, or looking for a well-connected family home, this property is not to be missed.





Floor 0



Floor 1



Approximate total area<sup>m</sup>  
888 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council Tax: C

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

## Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

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