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Sycamore Rise, *Bracknell*

OSBORNE HEATH

A four double bedroom, two bathroom detached family home in a cul-de-sac, with a driveway, garage and south facing garden.

On the ground floor there is a quadruple aspect living room, dining room, kitchen with a breakfast area and a downstairs WC.

The first floor has the principal bedroom with built-in wardrobes and an en suite shower room, three further double bedrooms all with built-in wardrobes and a family bathroom.

Outside there is a driveway, garage and side access to a south facing garden.

Sycamore Rise is a cul-de-sac off Broad Lane. Nearby are a number of state schools including Holly Spring, Brackenhale, St Joseph's and Ranelagh. Private schools include Heathfield, Lambrook, LVS, Papplewick and St George's. The nearest train stations are Bracknell and Martins Heron where services run to London and Reading. By road Sycamore Rise is convenient for the M3, M4, M25 and Heathrow Airport. Nearby points of interest include Ascot Racecourse, Bracknell Rugby Club, Coworth Park, Legoland, The Lexicon, Mill Ride Golf and Country Club, Wentworth Club, Windsor Castle and Windsor Great Park.

EPC rating D. Council Tax band E.

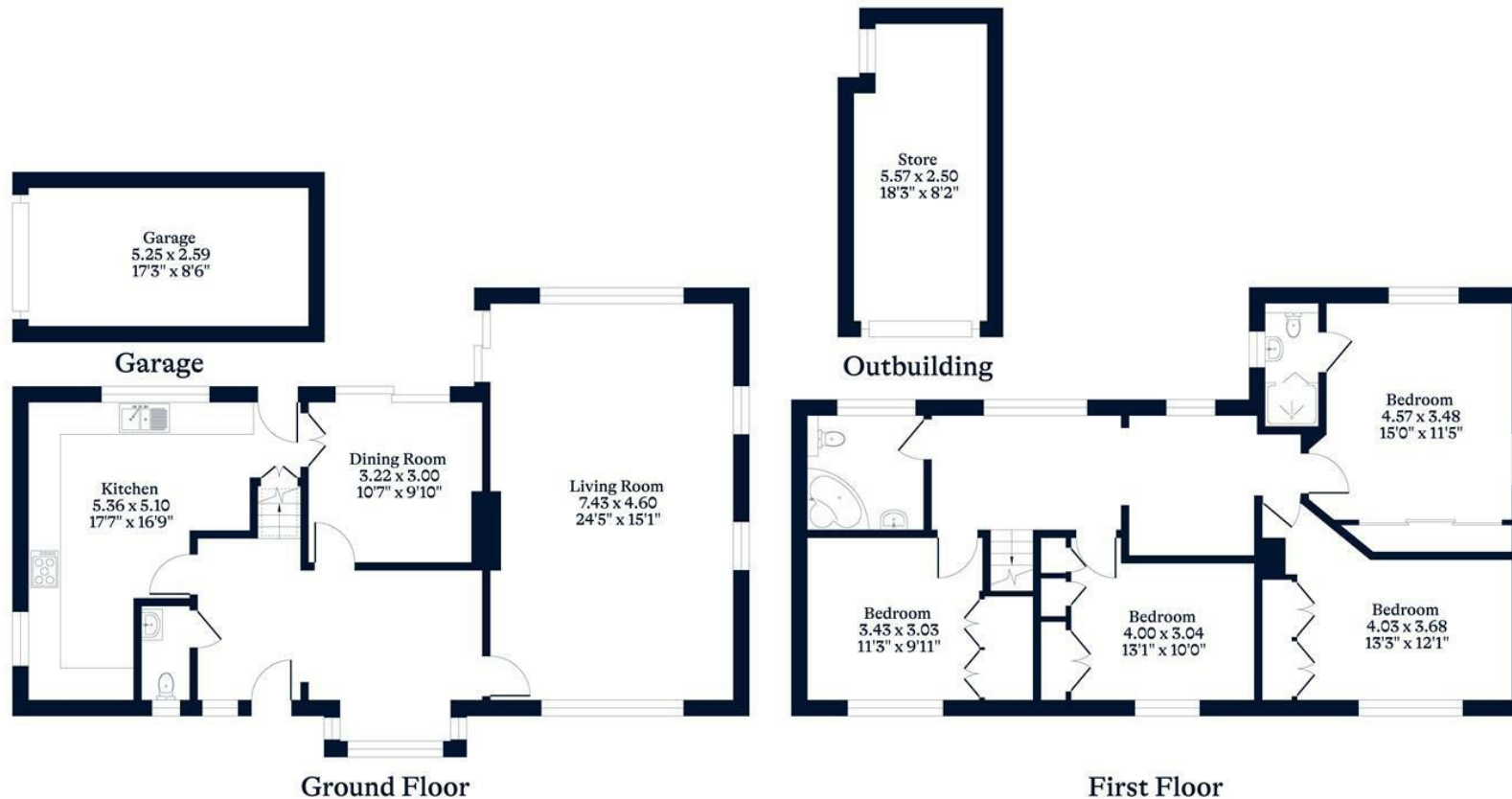




APPROXIMATE FLOOR AREA
 House - 163.90 sq m - 1764 sq ft
 Garage - 13.59 sq m - 146 sq ft
 Outbuilding - 13.39 sq m - 144 sq ft
 Total - 190.88 sq m - 2054 sq ft
 (Gross Internal Area)



NOT TO SCALE
 This plan is for illustration purposes only



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This floor plan has been created by Property Shoot Ltd following the RICS code of measuring and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan, including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon.

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