



## Wards Stone Park, , Bracknell, RG12 0GF

- Three bedrooms
- Garage
- Good Sized Rear Garden
- Offered Unfurnished
- Conservatory
- Driveway for Two Cars
- Modern Kitchen
- Available in February

£1,900 Per Calendar Month

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HERE TO GET *you* THERE

# Wards Stone Park, , Bracknell, RG12 0GF

## DESCRIPTION

Lovely three bedroom semi-detached, modern property with garden. Available unfurnished, and set in a quiet, private gated development close to M3 motorway, Martins Heron station and the Sainsburys and Tesco superstores.

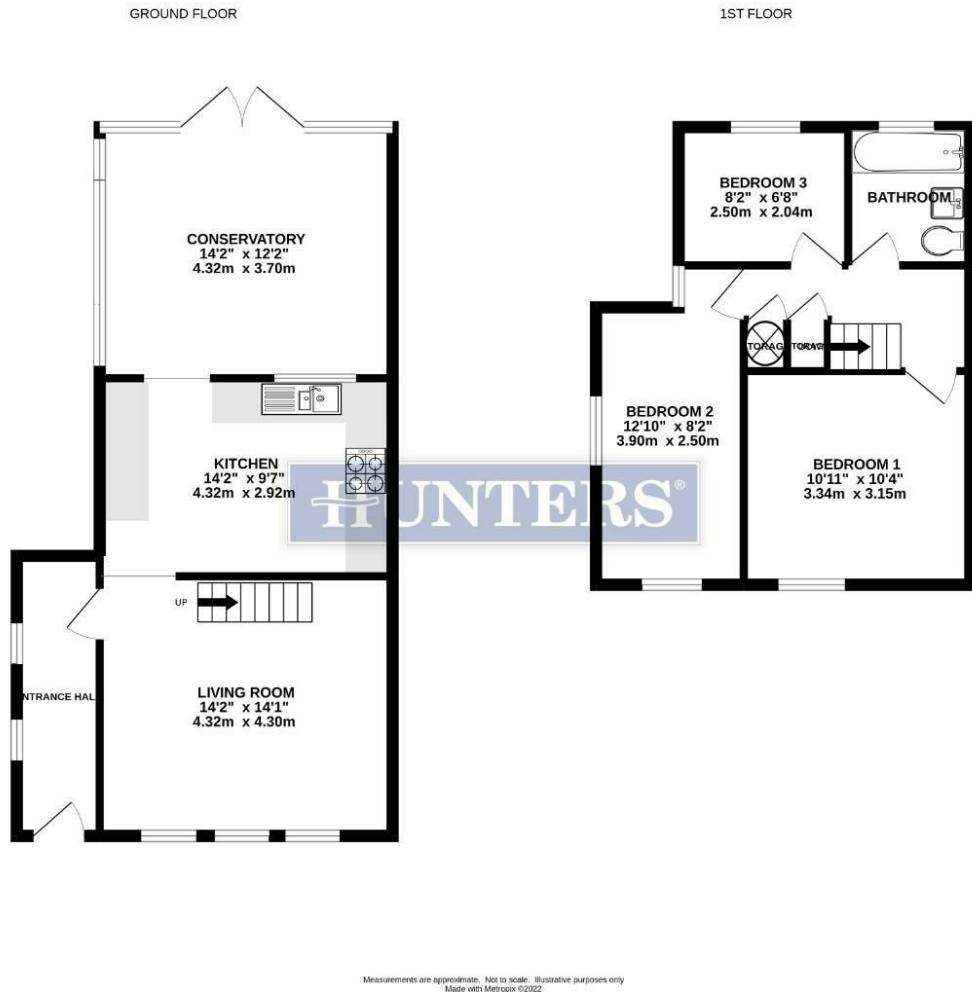
To the front of the house is a driveway which is big enough for two cars and this sits alongside the single garage. Once inside, hallway allows you to shed your wet coats and shoes before entering the spacious living room which is always a lovely bright space thanks to three large windows and, along with the kitchen and conservatory, has the benefit of under-floor heating in addition to traditional radiators.

From the living room you have stairs to the first floor and access to the beautiful kitchen which is fitted with contemporary gloss units and includes an integrated oven, gas hob, integrated washer/drier, integrated dishwasher and a large AEG fridge/freezer. Continuing through the kitchen takes us to the large conservatory which spans the entire width of the house and is usable all year round thanks to the underfloor heating, separate radiator and window blinds all round. The conservatory also provides access to the back garden which includes a terrace adjacent to the house as well as a maintenance-free artificial lawn and, whether playing with the kids or entertaining guests you can do it in complete privacy as there are no houses overlooking you from behind.

Moving back inside and up the staircase brings us to the master bedroom which has a range of built-wardrobes. From here we move past the refitted bathroom and on to the remaining bedrooms - one single and one double and, as with the rest of the house, both have been tastefully decorated.







## Viewings

Please contact [wokingham@hunters.com](mailto:wokingham@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

# 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.

The chart displays the current and potential energy efficiency ratings for England & Wales. The ratings are color-coded: A (green), B (light green), C (yellow-green), D (yellow), E (orange), F (red-orange), and G (red). The potential rating is generally higher than the current rating for most bands, except for the lowest band (1-20) where it is lower. The chart also includes a note at the bottom: 'Not energy efficient - higher running costs'.

Current Rating	Potential Rating
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

Not energy efficient - higher running costs

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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.