

OIH



**Long Hill Road, Bracknell**  
Guide Price £1,150,000 | £4,995 pcm

**OSBORNE HEATH**



This detached bungalow comprises a principal bedroom with en suite shower room, guest room with en suite and two further double bedrooms and a family bathroom. Further accommodation consists of a lounge and a family room which opens up to an open-plan kitchen/diner which has bi-folding doors leading out to the garden. The property also offers a separate utility room.

On the first floor is a further bedroom with an en suite shower.

Outside the property offers an in-and-out driveway, garage and side access leading to the rear garden which is nestled around woodlands offering seclusion and privacy. There is a Summer House with WC and basin.

Long Hill House is located down a private driveway. Local schools include Heathfield, Lambrook, LVS, Ranelagh, St Joseph's and Whitegrove. Nearby points of interest include Ascot Racecourse, Guards Polo Club, Legoland, The Lexicon, Wentworth Club, Windsor Castle and Windsor Great Park. The nearest station is Martins Heron where trains run to London Waterloo and Reading. By road Warfield is convenient for the M3, M4, M25 and Heathrow Airport.

# Long Hill Road

Bracknell

- Five Bedrooms
- Four Bathrooms
- Detached
- Open-Plan Kitchen/Diner
- In-and-Out Driveway
- Garage
- Bungalow
- Large Rear Garden
- Private Road
- No Onward Chain

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

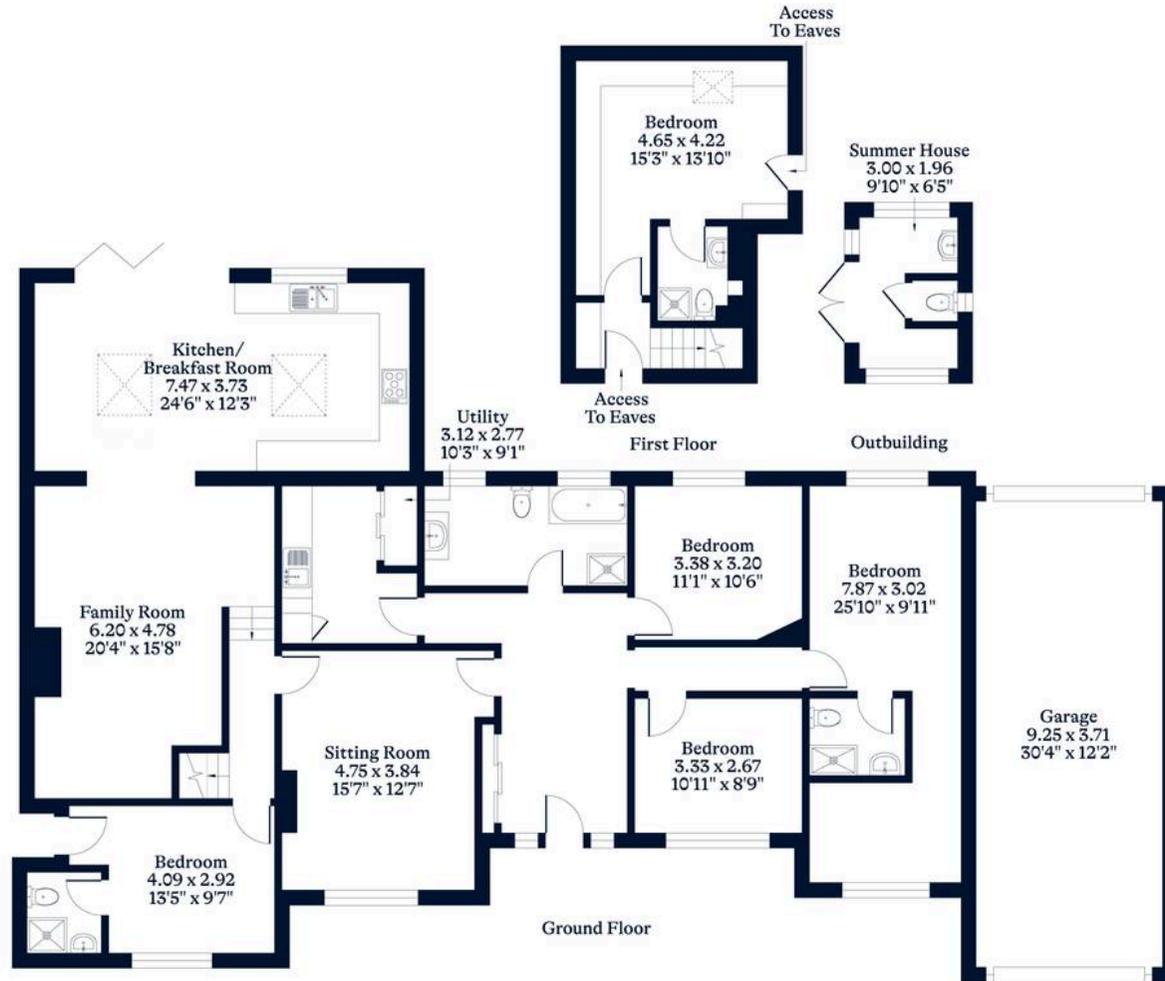
EPC Environmental Impact Rating: D



**APPROXIMATE FLOOR AREA**  
 House - 197.70 sq m - 2128 sq ft  
 Garage - 34.30 sq m - 370 sq ft  
 Outbuilding - 5.90 sq m - 63 sq ft  
 Total - 237.90 sq m - 2561 sq ft  
 (Gross Internal Area)



**NOT TO SCALE**  
 This plan is for illustration purposes only



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.