



**13 Tawfield, BRACKNELL, Berkshire RG12 8YU**

**PRICE £525,000 Freehold**

\*\*\* NO ONWARD CHAIN \*\*\*

Jigsaw Estates are pleased to present this detached property situated on a corner plot within a quiet cul-de-sac on the south side of Bracknell. The property has been well maintained, however requires modernisation and there is further scope to extend (subject to the usual planning permissions). Accommodation comprises four bedrooms, family bathroom, kitchen/breakfast room, cloakroom, living room leading into the extension used as the dining room.

There is also a garage, driveway and a rear garden which has a decent degree of privacy. There is also great access to the A329m, M3/M4 and local schools.

Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale.

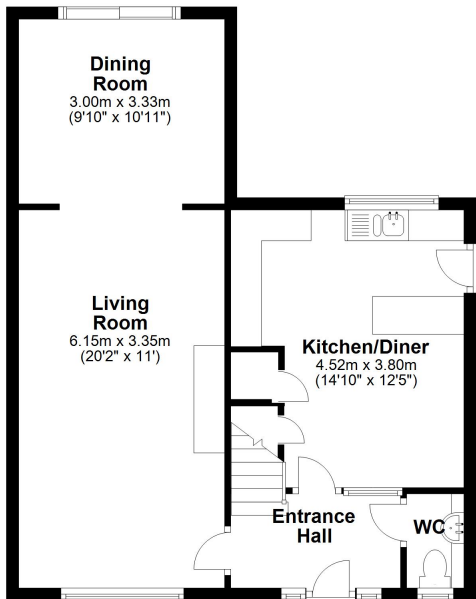


- NO ONWARD CHAIN
- FOUR BEDROOMS
- REQUIRES MODERNISATION
- DINING ROOM EXTENSION
- PRIVATE REAR GARDEN

- DETACHED PROPERTY OCCUPYING A CORNER PLOT
- KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- GARAGE AND DRIVEWAY
- QUIET CUL DE SAC WITH GREAT ACCESS TO A329M, M3/M4

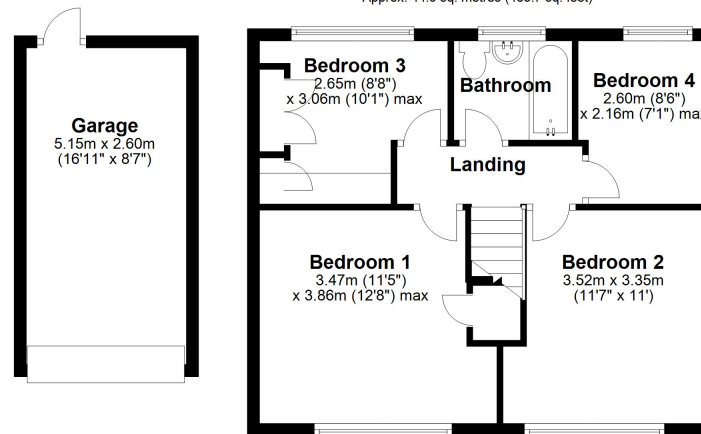
### Ground Floor

Approx. 68.4 sq. metres (735.9 sq. feet)



### First Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



Total area: approx. 113.3 sq. metres (1219.6 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified.  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>80</b>
(55-68)	<b>D</b>	<b>56</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

