

## 52, Holland Pines Bracknell RG12 8UY



Situated at the very end of this close in a sylvan setting with a pedestrian environment at the front is this extended end of terrace family home. Conveniently located with easy access to various local amenities and nearby primary and secondary schools. The 1,004 sq ft of accommodation has an EPC rating of D.

The ground floor offers flexibility with a single storey extension creating either a dining or family room accessed via folding doors from the living room, a refitted cloakroom and a front aspect modern kitchen completing the ground floor. The dining room opens out to the c.50' rear garden which offers a good degree of privacy with a pathway leading to a patio at the rear. A large shed/cabin at the end of the garden with an electricity supply creates a great additional space with multiple uses.

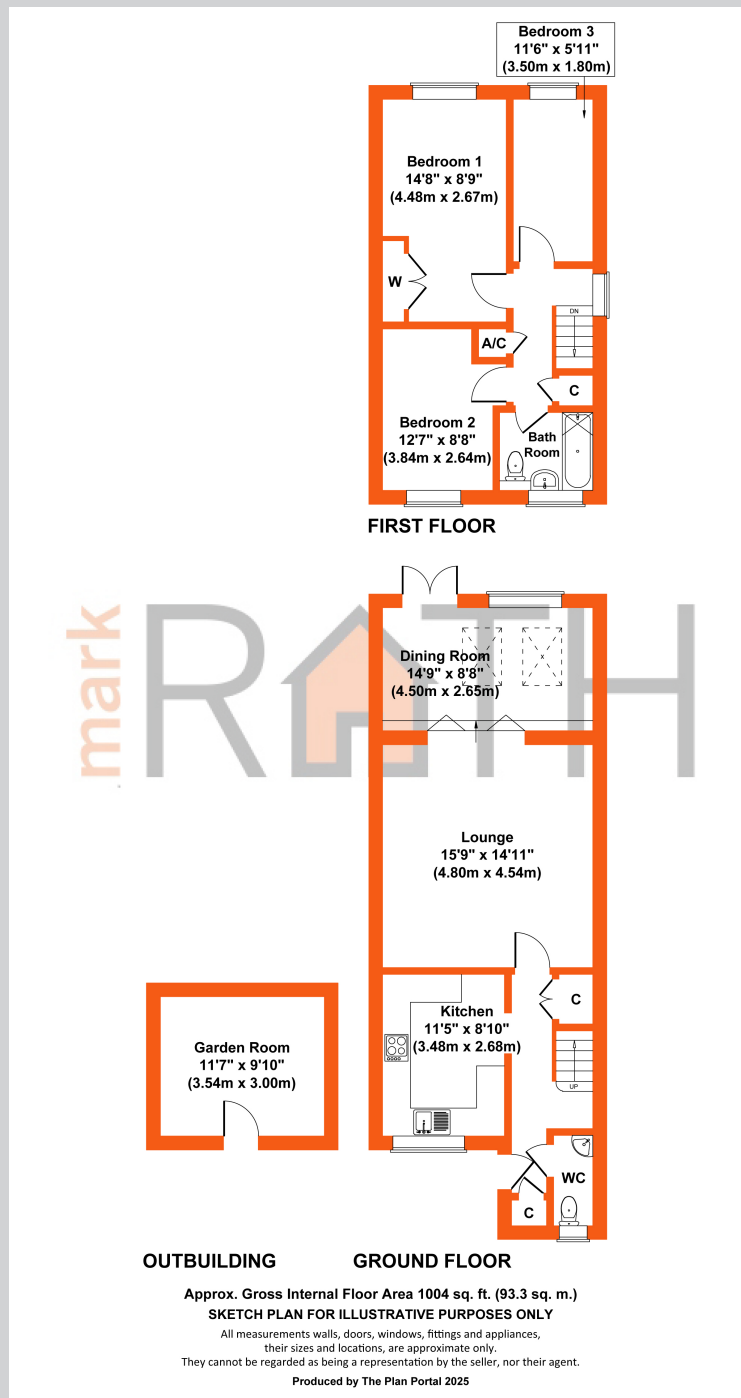
The first floor comprises of three bedrooms and a family bathroom. The master and second double bedrooms have fitted wardrobe spaces.

### £390,000 Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.