



## 14 Merlin Way, BRACKNELL, Berkshire RG12 8BL

£500,000 Freehold

Jigsaw Estates are delighted to bring to the market this fantastic four double bedroom family home on Jennett's Park. Located almost equi-distant from both Bracknell and Wokingham town centres, there is easy access to the A329m and M4 as well as a bus service providing a direct route to Bracknell train station. Furthermore, within a few minutes' walk from this particular property there is a Co-Op supermarket and Jennett's Park Primary School. On the ground floor is an open-plan contemporary-style kitchen-breakfast room with French doors leading out to the westerly facing rear garden. Off the kitchen, is also a separate utility room. The living room is spacious with a double aspect, there is also a downstairs cloakroom and a welcoming entrance hall. On the first floor are two large double bedrooms, both with en-suites and a large landing area that the current owners use as an office. On the second floor are two further double bedrooms, a family shower room and another generous landing. Outside is a landscaped westerly facing rear garden with designated patio entertaining area, a quaint seating area shaded by a pagoda with wisteria, a designated area for bins and shed, and access to the garage which has power and lighting. Further benefits include allocated parking in front of the garage.

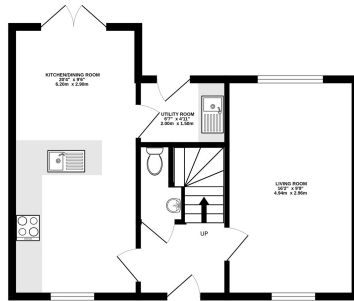
**Jigsaw**  
Estates Limited



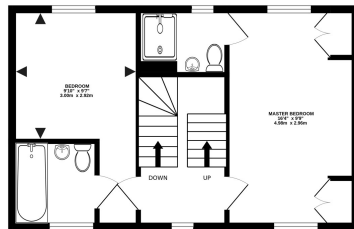
- JENNETT'S PARK
- TWO EN-SUITES
- UTILITY ROOM
- GARAGE
- WESTERLY FACING REAR GARDEN

- FOUR DOUBLE BEDROOMS
- OPEN-PLAN KITCHEN DINING ROOM
- CLOAKROOM
- ALLOCATED PARKING
- COUNCIL TAX BAND = E

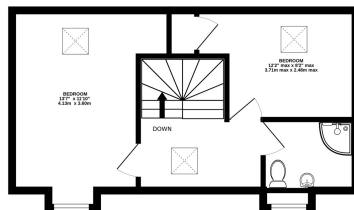
GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



2ND FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 1248 sq.ft. (115.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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