

FOR SALE

£649,950 Freehold



25 Fletcher Gardens, Bracknell, Berkshire. RG42 1FJ

- RE-FITTED BATHROOMS
- RE-FITTED KITCHEN/BREAKFAST ROOM
- TWO UTILITY ROOMS
- SOUTH FACING REAR GARDEN
- NO ONWARD CHAIN
- SEPARATE DINING ROOM
- GARAGE WITH WORKSHOP AREA



PROPERTY DESCRIPTION

A well presented family home with versatile living accommodation and which benefits from two re-fitted bathrooms as well as a re-fitted kitchen/breakfast room and two utility rooms. There is a south facing rear garden and the property is being sold with no onward chain



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

With stairs to first floor, single panel radiator and coving

CLOAKROOM

Leaded UPVC window with front aspect, coving, WC, wash basin with mirror over, single panel radiator, tiled floor

LOUNGE

5.35m x 3.90m (17' 7" x 12' 10")

UPVC leaded window with front aspect, coving, double panel radiator, TV point, fireplace with wood mantel and marble insert and hearth, double doors to hall and double doors to dining room

DINING ROOM

3.90m x 3.21m (12' 10" x 10' 6")

Bi-fold doors to rear garden, coving, single panel radiator

RE-FITTED KITCHEN/BREAKFAST ROOM

3.80m x 3.60m (12' 6" x 11' 10")

UPVC leaded window with rear aspect, coving, recessed lighting, range of eye level cupboards with built in extractor, rolled edge preparation surface with tiled splashback, drawers and cupboards under, one and a half bowl ceramic sink with mixer tap and drainer, four ring gas hob, integrated double oven/grill, breakfast bar, space for fridge/freezer, understairs storage cupboard, double panel radiator, wood flooring, access to utility room

RE-FITTED UTILITY ROOM

3.17m x 2.37m (10' 5" x 7' 9")

Rolled edge preparation surface with ceramic sink and drainer, drawers and cupboards under, door to second utility room

SECOND UTILITY ROOM

2.82m x 2.37m (9' 3" x 7' 9")

Rolled edge preparation surface, space and plumbing for washing machine and dryer, built in cupboards, access to garage

GARAGE

4.66m x 2.52m (15' 3" x 8' 3")

With electric door, light and power, wall mounted Worcester boiler for hot water and central heating, eaves storage and further storage area

STORAGE AREA

UPVC double glazed door to garden, light and power

FIRST FLOOR

BEDROOM ONE

5.01m x 3.95m (16' 5" x 13' 0")

UPVC leaded window with front aspect, coving, range of fitted wardrobes along one wall, single panel radiator, door to en-suite

RE-FITTED EN SUITE BATHROOM

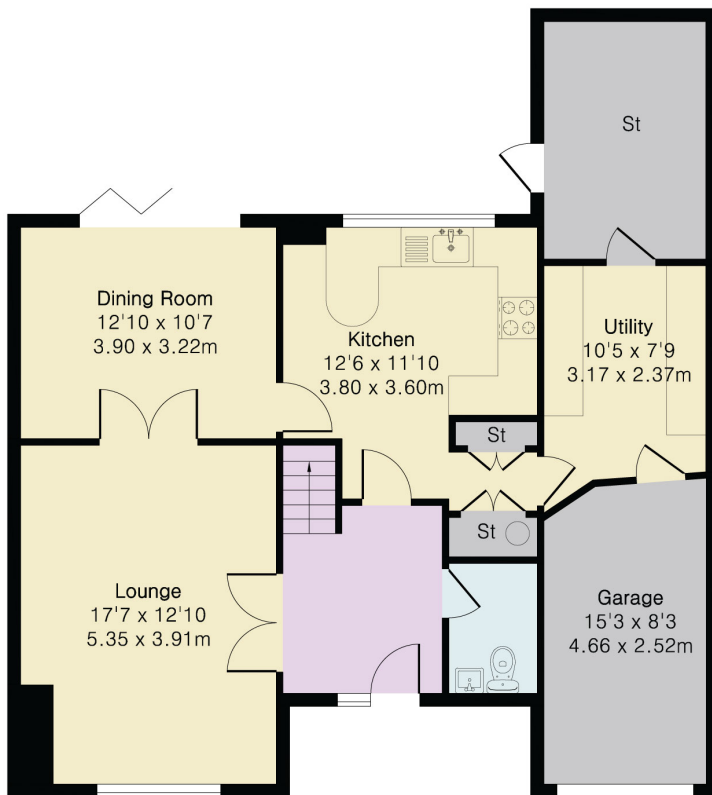
UPVC leaded window with front aspect, white suite comprising bath with shower over, WC with push button flush and wash basin with cupboard under, wall mounted cabinet with light, radiator



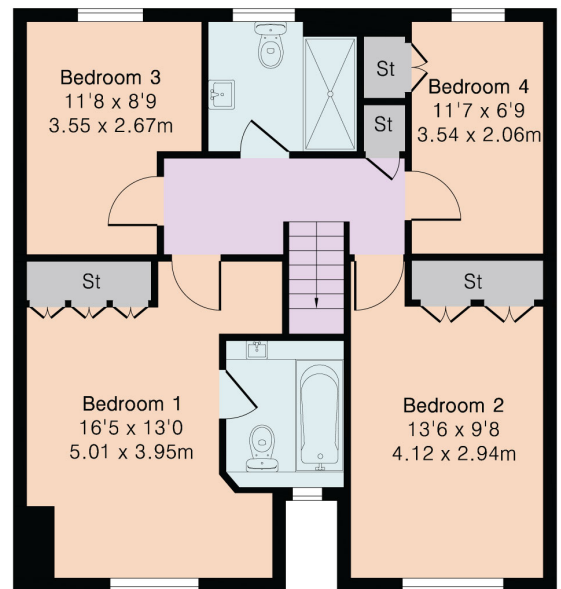
Approximate Gross Internal Area 1679 sq ft - 156 sq m

Ground Floor Area 977 sq ft – 91 sq m

First Floor Area 702 sq ft – 65 sq m



Ground Floor



First Floor

