



33 The Elms, Warfield Park, Bracknell, RG42 3RP
Offers in excess of £375,000

 **HORLER**

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Omar Ashdale 2004 (50 x 20.)

Offered to the market is a well maintained and presented two bedroom double unit situated on Warfield Park. Being one of largest double units on the park, this unit is located on the outskirts of Warfield Park offering a beautiful backdrop with unbeatable levels of privacy.

The unit comprises off two great sized rooms with the principle offering a walk in wardrobe and ensuite, spacious living room to which leads into a light and airy sun room, off street parking for multiple cars and a detached single garage.

The property is offered with No Onward Chain, so book your viewing today.



Front Entrance

The Front door is located on the right side, upon entering you will be in the hallway of the property.

Hallway

With access to living room, dining room, kitchen, bedroom one & two, bathroom, integrated storage unit and low level power points.

Living Room / Sun room

Entering the living room you will find, side and rear aspect windows and a box bay window,, wall mounted radiators and low level power sockets.

Living room Store

Double glazed UPVC windows, low level power sockets.

Dining Room

A bright dinning room with a side aspect box bay window, low level power sockets and a wall mounted radiator.

Kitchen

Well presented modern kitchen with a wide range of storage cupboards top to bottom, stainless steel sink with hot and cold mixer tap, water softener unit, built in double door oven with grill, ceramic electric hobs, appliance spaces, frosted glass on box bay window and side door and mid level power sockets.

Bathroom

Side aspect frosted window, hot and cold taps with basin, double size shower tray with exposed shower bar mixer and head next to the toilet and top flush cistern.

Bedroom 1

Well lit bedroom with front box bay window and side aspect window, wall mounted radiator, integrated storage units, low level power sockets and access to en-suite.

En-suite

A side aspect UPVC double glazed frosted window, shower cubical, low level WC, hand basin situated on a pedestal and eye level mirror

Bedroom 2

Front aspect box bay window, low level power sockets, integrated storage units and wall mounted radiator.

Garden

Back patio steps leading into a partly paved and shingled garden area with lovely shrubbery and trees within the private timber fenced off garden and a timber stained shed.

Garage

With an up and over garage door, power and lighting.

Legal Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

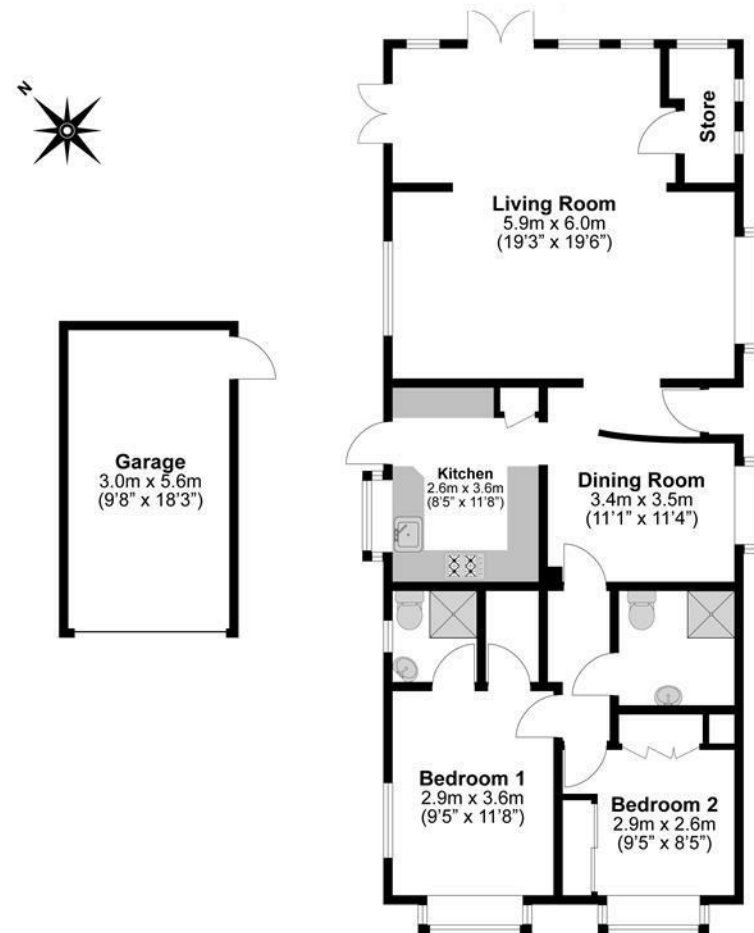




Total Approximate Floor Area

1324 Square feet

123 Square metres



**Illustrations are for identification purposes only,
measurements are approximate, not to scale.**