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# HORLER

Incorp. Stephen Uren



**6a The Plateau, Warfield Park, Bracknell, RG42 3RH**  
**£175,000**

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

Situated on Warfield Park we bring to you this two bedroom unit with a lounge, kitchen and bathroom. The extra large garden is truly a bonus and is surrounded by a hedge and mature trees and shrubs and ensuring extra privacy. For viewings, please call 01753 621234.



## Entrance

Up a number of steps and through a partially glazed front door to hallway.

## Living Room

With dual aspect front and side windows, tv and power points, brick fireplace, period beams and fitted carpet.

## Kitchen

With a range of eye and base level units, partially glazed door leading to the side of the unit and a side aspect window, double sink, space for freestanding kitchen appliances, and power points.

## Bathroom

With a fitted bath, pedestal wash hand basin, low level wc, tiled walls, and side aspect frosted window.

## Bedroom 1

With side and rear aspect windows, vanity unit with wash hand basin, power points, radiator and fitted storage.

## Bedroom 2

With side aspect window, radiator, and power points.

## Garden

A very large wrap around garden fully surrounded by a hedge and mature trees with a wooden shed. There is a concrete path leading to the front door and parking adjacent to the property.

## General Information

Current Pitch Fee: TBC

Council Tax Band A

## 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.\*\*\*

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

