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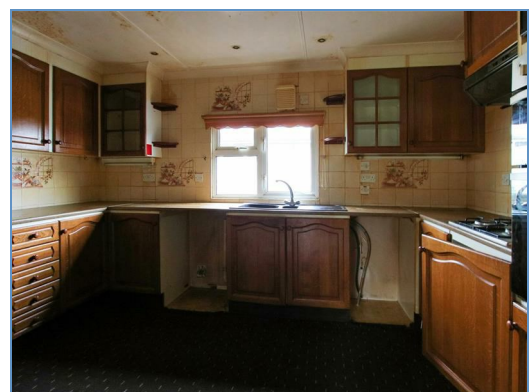


**HORLER**  
Incorp. Stephen Uren



**49 The High Pines Parkers Lane, Warfield, Bracknell, RG42 6LQ**  
**Guide price £150,000**

Brought to the market this spacious double unit in need of some modernisation. The home offers versatile living accommodation and has two double bedrooms with fitted wardrobes and storage, an L-shaped lounge through dining room with French doors leading to the side of the property, a kitchen and family bathroom. The outside of the property has a patio area adjacent to the unit, lawn and mature trees and shrubs, a single garage and off street parking for two vehicles.



## Entrance

Through UPVD double glazed door into hallway.

## Living/Dining Room

Open plan living/dining room with triple aspect front and side double glazed windows and two French doors leading to the side of the property, power points, two double radiators and gas fire with surround.

## Kitchen

Side aspect double glazed window, a range of eye and base level units with space for freestanding washing machine, fridge, freezer; built in double oven and fitted gas hob and power points.

## Bedroom 2

With side aspect double glazed window, fitted storage, double radiator and power points.

## Bedroom 1

With side aspect double glazed window, power points, fitted wardrobes and storage.

## Bathroom

Side aspect frosted double glazed window, fitted corner bath unit with overhead shower, wash hand basin vanity unit and low level wc.

## Outside


With paved patio area to the side of the property, wooden fence surround, mature trees and laid mostly to lawn paved driveway and single garage adjacent to the property.

## General Information

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