



**22, Ashbourne
Bracknell
Berkshire, RG12 8SG**

£355,000 Freehold



Located in a traffic free courtyard, a well presented three bedroom terrace home offering spacious accommodation and a garage in a nearby block. The property benefits from an external insulation render and the desirable accommodation comprises an entrance porch and hallway, cloakroom, living room and a stylish modern kitchen which is open plan to the separate dining room which benefits from patio doors opening to the rear garden. Upstairs you will find three well proportioned bedrooms, a family bathroom and a separate W.C.

- Three spacious bedrooms
- Living room and separate dining room
- Traffic free courtyard setting
- Stylish modern kitchen
- Family bathroom with separate W.C.
- Garage in a block

Outside, the property sits in a pleasant courtyard which is mainly laid to lawn. A ramped entrance leads to the porchway. Parking can be found in communal bays with the garage located in a nearby block which benefits from a new garage door. The rear garden provides a good sized patio with a lawn area and a separate section to position children's play equipment. To the rear left hand corner is a small slate area to providing space for a café style table and chairs.

Ashbourne is a popular area located to the south of Bracknell town centre and provides easy access to both the M3 and M4 motorways and Bracknell train station. The neighbouring areas of Wokingham and Crowthorne are only short distance away. Nearby noteworthy landmarks include Coral Reef Waterworld, Bracknell Sports Centre and the 'Look Out' discovery centre which is set alongside 2,500 acres of Crown Estate woodland.

Council Tax Band: C
Local Authority: Bracknell Forest Council
Energy Performance Rating: C





Ashbourne, Bracknell

Approximate Area = 1059 sq ft / 98.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1358724

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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