



43, Draycott  
Bracknell  
Berkshire, RG12 0UX

**£330,000 Freehold**



Offered to the market with no onward chain, this two bedroom terraced home is located in the desirable area of Forest Park and would make a perfect first purchase, downsize or investment. The desirable accommodation comprises an entrance porchway, living/dining room with a bay window and a spacious kitchen/breakfast room to the rear. To the first floor there are two bedrooms and a family bathroom. The property also benefits from a new heating system, installed in 2023.

- No onward chain
- Kitchen/breakfast room
- Low maintenance rear garden
- Desirable location
- Double glazed windows and gas radiator heating
- Allocated parking to rear, driveway parking to front

The property benefits from driveway parking to the front, provided by patio slabs and gravel. The secluded rear garden comprises a patio area with the remainder laid to artificial lawn. There is a timber built shed to the rear and the garden is enclosed by panel fencing with a gate that leads to a further allocated parking space, to the rear of the property.

Forest Park is a much sought after development of homes built in a variety of sizes in the 1980s and offers easy access to Martins Heron railway station, as well as the M3 and M4 motorways. A popular family location, Forest Park offers local amenities such as shops, schools, and a community centre. Also within easy reach for cycling and walking of the Crown Estate owned Swinley Forest which stretches over 2,600 acres.

Council Tax Band: C

Local Authority: Bracknell Forest Council

Energy Performance Rating: D

Notice: In compliance with Section 21 of the Estate Agents Act 1979, we hereby declare that the vendor of this property is a employee of Michael Hardy Wokingham Ltd.





# Floorplan

## Draycott, Bracknell

Approximate Area = 628 sq ft / 58.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.  
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**MICHAEL HARDY**  
SALES & LETTING

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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