



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

Hollywell, 8, Kenilworth Avenue, Bracknell, Berkshire, RG12 2JJ

£1,450,000
Freehold

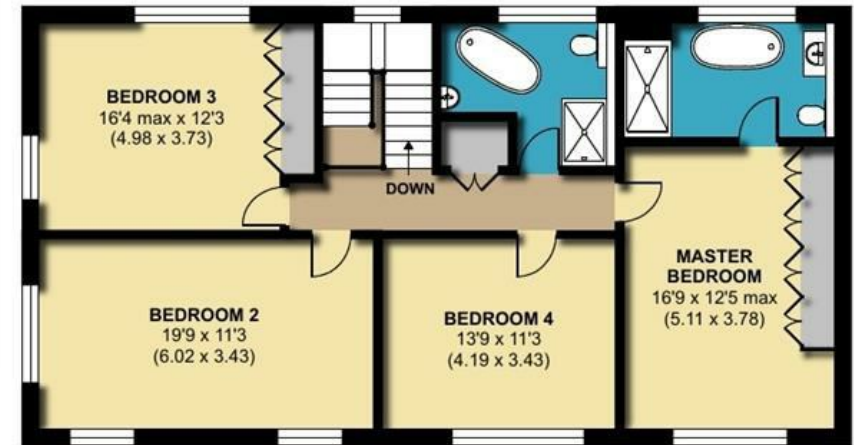
Kenilworth Avenue, Bracknell

Approximate Area = 4102 sq ft / 381 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





Occupying a sizeable ½ acre plot and ideally located within walking distance to the Lexicon shopping centre and train station, an impressive detached residence offering over 4,000 Sq. Ft. of accommodation which has been extensively refurbished to a very high standard over the last couple of years. Sat within an impressive walled garden with secure gated access, accommodation comprises a heated indoor swimming pool, a contemporary top of the range fitted kitchen/breakfast room with high specification appliances and quartz work surfaces, a separate dining room and utility which leads to an impressive shower room. In addition, there is a sizeable living room which enjoys views over the garden and a recently installed wood burner, a study and a refitted cloakroom. Upstairs you will find a generous master suite with fitted wardrobes and a stunning ensuite bathroom, there are three further double bedrooms and a beautiful four piece family bathroom. Further features include a double garage and ample driveway parking.

Situation

Occupying a private ½ acre plot, Hollywell is ideally positioned within easy reach of Ascot, Sunninghill, Sunningdale and the popular Lexicon shopping centre with its varied range of shops and eateries. The renowned Wellington College, LVS Ascot, Ranelagh and Lambrook School in Winkfield are all only a short drive away. The property is ideally situated for the commuter with easy access to the A329(M), M4 and M3 motorways, together with Bracknell train station.

Outside

Gated access opens to the sizeable block paved driveway which leads to the double width garage with electric door. The ½ acre plot wraps round the property with an impressive walled garden with numerous lawn areas, flower beds and patios. An arch way leads to the lower part of the garden which is laid to lawn.

Energy Performance Rating

C

Council Tax Band

G

Local Authority

Bracknell Forest Borough Council

Directions

Leave via the Met Office Roundabout Via Park Road. Upon reaching the roundabout, turn left onto Holly Spring lane. Take the third left into Kenilworth Avenue where the property will be sat behind the metal gating.



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

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