MICHAEL HARDY
SALES & LETTING



100, Calfridus Way,
Bracknell,
Berkshire, RG12 9HA

£435,000 Freehold





Offered to the market with no onward chain and situated in a pleasant, traffic free position, this redecorated three bedroom terraced home features the unique benefit of an additional plot of land to the rear, providing a much larger than average rear garden. The property also benefits from a single garage with driveway parking to the front. The accommodation comprises an entrance hallway, a 19' dual aspect living room, a spacious 'L' shaped kitchen/dining room, three bedrooms, a family bathroom and a cloakroom. We strongly recommend booking a viewing if you are looking for a home with the potential to extend (STPP) and a generous garden that offers the ideal space for children to play and for entertaining family and friends.

- Vacant possession
- Overlooking an open green to the front
- Three bedrooms
- Sizeable plot with large rear garden
- Scope for extension (STPP)
- Garage and driveway parking

Outside, the property sits well back from the road and overlooks a pleasant green. The garage is located in a nearby block—just a short stroll past the green—and benefits from a new roof and door, along with driveway parking directly in front. A notable feature of this property is the exceptionally large rear garden. Comprising two separate titles, it is between two and three times the size of a standard terraced garden on this road, and the rear addition conveniently backs and sides onto Scotts Hill Woods.

This family home is located close to the Bracknell Leisure Centre and its variety of sporting facilities. It sits about a mile and a half from the regenerated Lexicon shopping facility and provides excellent, convenient access to the A329(M), M4, and M3 motorways. Crucially for commuters, the property is situated just 0.4 miles away (a 9-minute walk) from Martins Heron railway station and a major Tesco Superstore. While Bracknell main station is significantly further away, Martins Heron is the nearest train station and sits on the direct London Waterloo to Reading line. Because of its close proximity, most local residents who work in London or Reading use Martins Heron for their daily commute rather than the Bracknell main station.

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





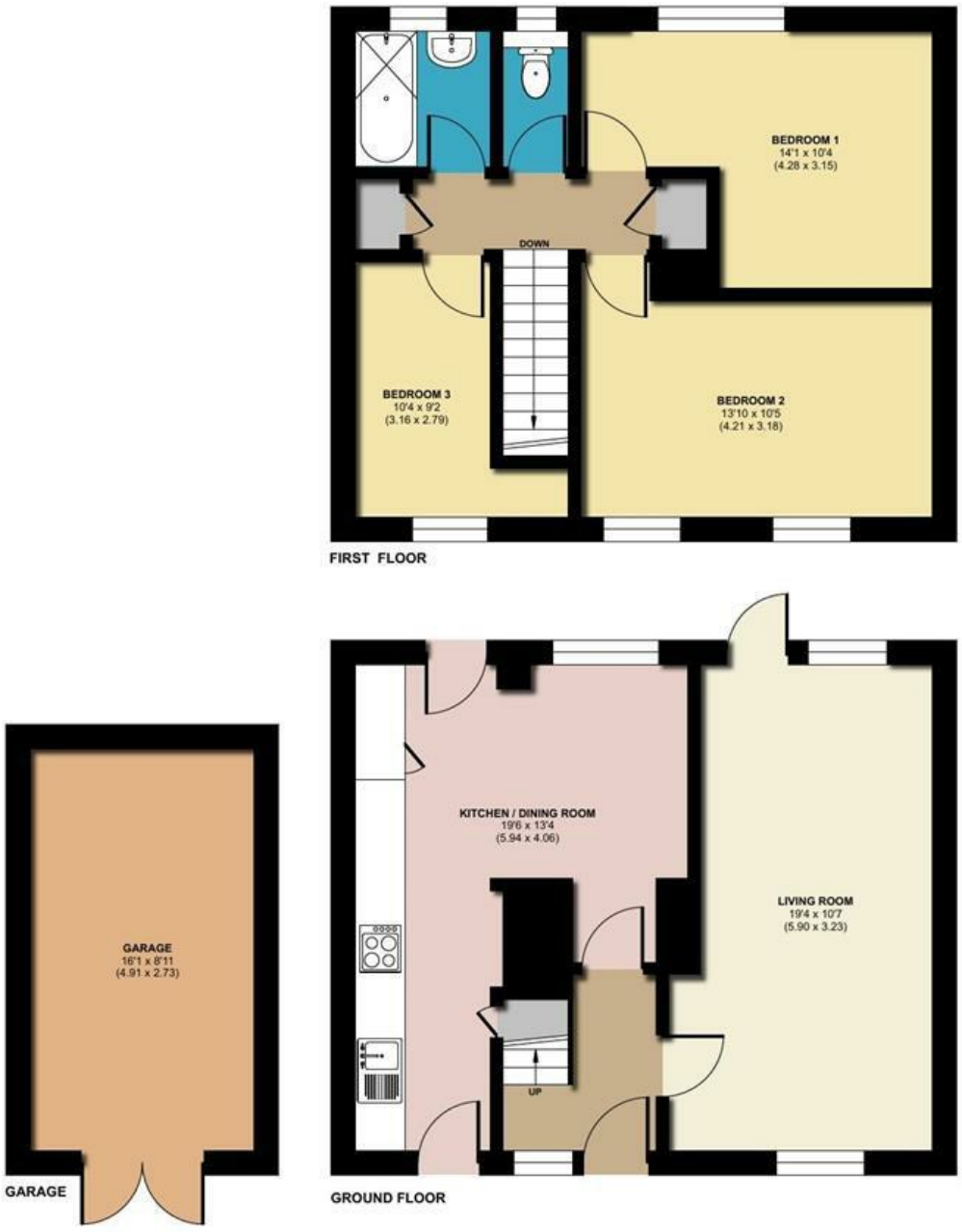

Panasonic



Floorplan

Calfridus Way, Bracknell, RG12

Approximate Area = 900 sq ft / 83.6 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 1044 sq ft / 96.9 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. Produced for Michael Hardy. REF: 1530213

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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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