



**31, Wheatley,  
Bracknell,  
Berkshire, RG12 8UF**

**£435,000 Freehold**



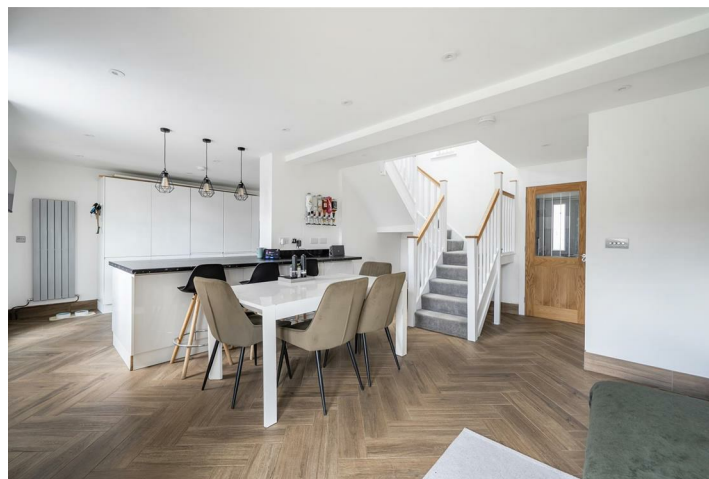
Having purchased the property in 2023 in a condition which was only just habitable, the current owners have carried out an extensive renovation to create a stylish and immaculately presented family home. The well planned and refurbished accommodation comprises an entrance porch with built in storage, a modern cloakroom, a stunning open plan white gloss kitchen/dining/family room, a separate utility room and a living room/snug. Upstairs you will find a bright and airy landing, four well proportioned bedrooms and a stylish bath/wet room. The property further benefits from a fully enclosed low maintenance garden with an outbuilding with light and power. There is also a single garage in a nearby block.

- Fully refurbished to a high standard
- Four bedrooms
- Outside cabin
- Stunning open plan kitchen/dining room
- Stylish shower room
- Garage in a block

The front is fully enclosed with block paving. Parking is communal with number parking pays and there is a single garage in a nearby block. The rear garden is fully enclosed and of a secluded nature with a good sized patio with wooden pergola, artificial lawn, rear access and a outbuilding with light and power.

The property is located in a quiet cul-de-sac and ideally located within close proximity of a local shopping parade and an open green area. The A329(M) and M3 motorways are both easily accessible and the recently regenerated Bracknell Town Centre is within easy reach which hosts a new shopping centre with a great variety of eateries.

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





## Wheatley, Bracknell

Approximate Area = 1210 sq ft / 112.4 sq m

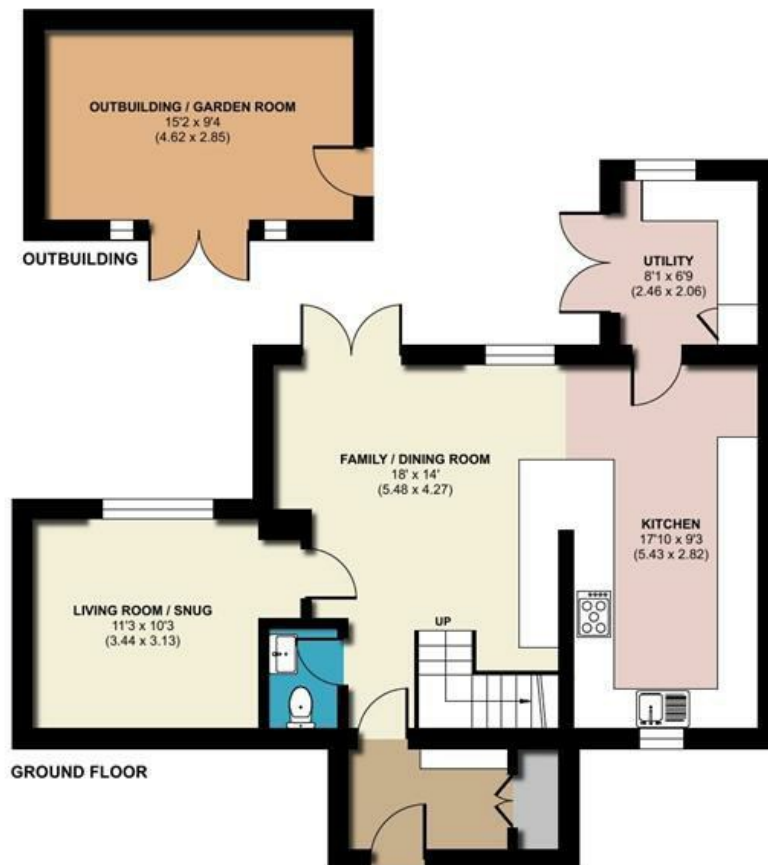
Outbuilding = 142 sq ft / 13.1 sq m

Total = 1352 sq ft / 125.5 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). © nñcheom 2026. Produced for Michael Hardy. REF: 1467693

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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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