MICHAEL HARDY
SALES & LETTING



20, Octavia,
Bracknell,
Berkshire, RG12 7YZ

£550,000 Freehold





A four bedroom detached family home occupying a generous plot and offering the potential to extend (STPP). Offered to the market with no onward chain, the property provides spacious accommodation throughout. The ground floor features a bright L-shaped lounge/dining room, a kitchen with a separate utility room, and an impressive 18' x 10' sun room overlooking the rear garden. Upstairs, there are four bedrooms and a family bathroom.

- No onward chain
- Kitchen and utility
- Private garden to the side and rear
- Quiet cul-de-sac location
- 18’ x 10’ sun room overlooking garden
- Double garage and extensive driveway parking

Tucked into the corner of a quiet cul-de-sac, the property is approached via a long driveway that provides ample off-road parking and leads to a double garage. A side gate opens into the good sized rear and side gardens, which offer a high degree of privacy. The garden is a standout feature of the home with the wraparound plot providing scope for future extension (STPP).

Situated within a quiet cul-de-sac, the home is conveniently located just a short distance from local amenities, including shops and regular bus services. For commuters, it is only a few minutes' drive from the A329(M), offering swift and easy access to both the M3 and M4 motorways.

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








BREAD

Floorplan

Octavia, Bracknell

Approximate Area = 1333 sq ft / 123.8 sq m
Garage = 301 sq ft / 27.9 sq m
Total = 1634 sq ft / 151.7 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: 1548551

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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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