



23, Lauradale,
Bracknell,
Berkshire, RG12 7DT

£425,000 Freehold



Offered to the market with no onward chain, the property is a spacious three bedroom, semi detached home benefitting from a private and enclosed garden with a single garage and off street parking. The accommodation comprises an entrance hallway with plenty of storage, a cloakroom, large living room with doors to the garden, separate dining room and a fitted kitchen. Upstairs are three double bedrooms with built-in wardrobes and a modern refitted shower room. The front of the property overlooks a pleasant open green making this an ideal family home with Primary and Secondary Schools plus shops within easy walking distance.

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| <ul style="list-style-type: none"> • No onward chain • Secluded enclosed garden • Within walking distance of town centre and railway station | <ul style="list-style-type: none"> • Scope for improvement and extension (STPP) • Garage and driveway parking • Spacious semi detached home |
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To the rear of the property is a single garage with gravel driveway leading to the private and enclosed garden on two sides of the property with a patio, lawn and mature shrubs. The gate at the front of the property opens onto a traffic free location and overlooks an open green.

Lauradale is situated in a mixed residential area offering easy access to the A329(M), M4 and M3 motorways. Bracknell railway station and the town centre are within walking distance and a range of amenities including the Lexicon shopping centre, GP surgeries, schools and South Hill Park are close by, ideal for leisure and recreation.

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





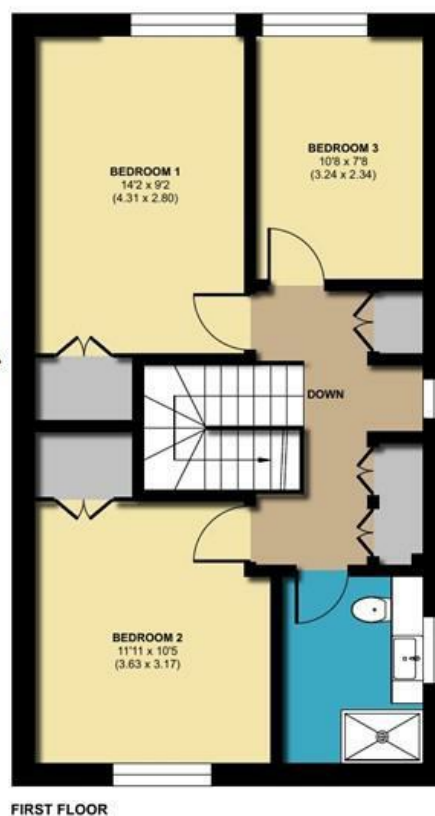
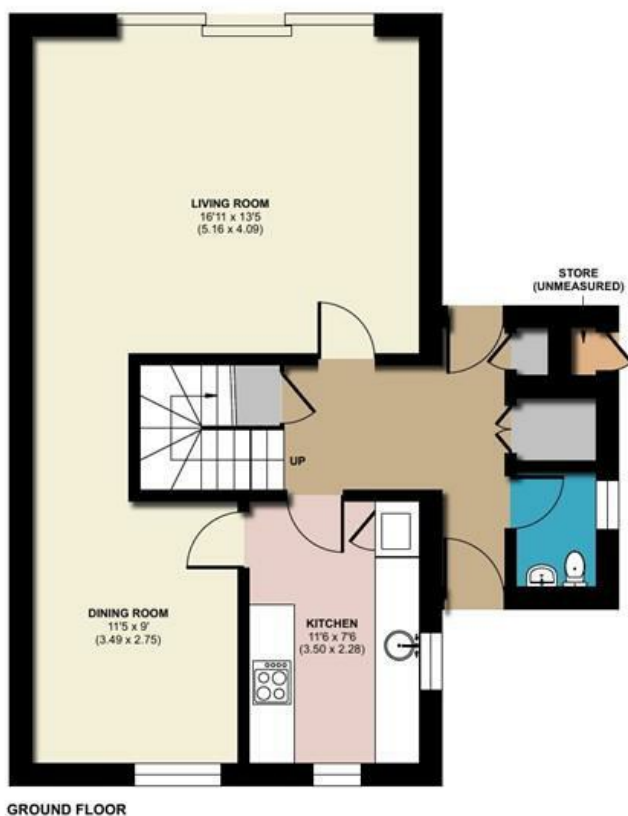
Lauradale, Bracknell

Approximate Area = 1164 sq ft / 108.1 sq m

Garage = 160 sq ft / 14.9 sq m

Total = 1324 sq ft / 123 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). © nitchcom 2026. Produced for Michael Hardy. REF: 1459986

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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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