MICHAEL HARDY
SALES & LETTING



30, Lynwood Chase,
Bracknell,
Berkshire, RG12 2JT

OIEO £825,000 Freehold





Presented in immaculate order and located in a desirable non estate setting, a beautifully presented detached home which has undergone significant improvement during our seller's ownership. The versatile accommodation comprises an entrance hallway with bespoke understairs cupboards, a modern refitted cloakroom, a 24' living/dining room which is partially open plan to a stunning grey shaker style kitchen with quartz work surfaces and a separate family room/study. Upstairs you will find four double bedrooms (with one bedroom benefitting from an ensuite shower room) and a stylish refitted family bathroom. The property further benefits from a covered walkway linking the garage and house, a double garage with electric door, ample driveway parking, and a secluded well-tended rear garden with summer house.

- Desirable non estate setting
- Stunning modern kitchen with quartz work surfaces
- Beautiful private garden with summer house
- Four double bedrooms
- Stylish refitted family bathroom and an ensuite
- Double garage with light, power & electric door

The property sits well back from the road with an ample block paved driveway leading the double garage with light, power and electric door with battery power reserve backup. The reminder of the frontage is laid to lawn. The secluded rear garden offers a great area for entertaining with a spacious patio, a wooden decked seating area, a summer house with light and power, and a further seating area meaning there is always an area to enjoy the sunshine. Raised beds follow the border with well-manicured shrubbery.

Lynwood Chase is a desirable road ideally located within a short walk of the hugely popular Lexicon shopping centre with its array of eateries, designer shops, and Fennicks department store. Good local schools are available at all levels and the property is well located for the A329(M), M3 and M4 motorways and within easy reach of Bracknell Train Station. The neighbouring areas of Binfield and Warfield are also a short distance away.

Please Note: In compliance with Section 21 of the Estate Agents Act 1979, we hereby declare that the vendor of this property is a employee of Michael Hardy Wokingham Ltd.

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









Floorplan

Lynwood Chase, Bracknell

Approximate Area = 1456 sq ft / 135.2 sq m
Garage = 259 sq ft / 24 sq m
Outbuilding = 155 sq ft / 14.3 sq m
Total = 1870 sq ft / 173.5 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: 1498138

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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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