

PropertyAssistant



**13 Charlbury Close, Forest Park,
Bracknell, Berkshire RG12 9YJ**

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Tucked away at the end of a cul de sac close to Martins Heron mainline station, this property benefits from Conservatory, Garage, large driveway and refitted Bathroom.



- Open plan Kitchen/ Dining Room
- Conservatory
- Refitted Bathroom
- Walking distance of Martins Heron mainline station
- Landscaped Garden
- Off road parking for 4 vehicles
- Garage with light and power
- Cul de sac location
- EPC rating: D



A paved pathway leads to the front door with canopied porch and enclosed bin store. The hallway has a convenient coat cupboard for keeping all the clutter tucked away, stairs lead to the first floor and an opening leads into the well proportioned living room with front aspect and a good degree of privacy. An understairs cupboard offers further storage space and door leads into the open plan Kitchen/Dining Room, popular for modern living.

There is a large recess suitable for tall Fridge/Freezer and space for slimline dishwasher which will please many. There is a side door leading to side access and garden and plenty of room for dining table and chairs with patio doors which lead into the conservatory. It has plenty of power points making it usable all year round and patio doors lead into the garden.

The first floor landing has a window to the side offering lots of light and the loft is accessed via hatch and ladder.

Master Bedroom is at the front of the property with built in wardrobes, there is a further double bedroom with rear aspect and double built in wardrobe. The third bedroom is a comfortable single room, yet it also benefits from built in cupboard

space. The bathroom was refitted and offers a modern suite with panel enclosed bath with shower screen and shower over the bath, the wash hand basin is set into a vanity unit with cupboard space below, there is a low level wc, the floor and walls are tiled and the airing cupboard houses the water tank and offers further storage.

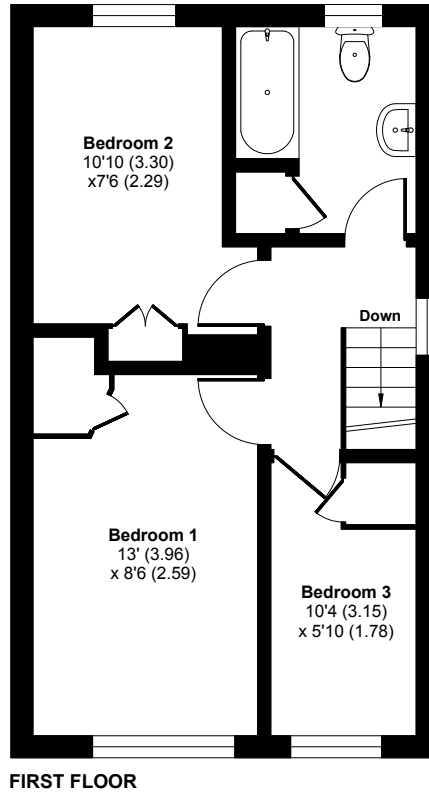
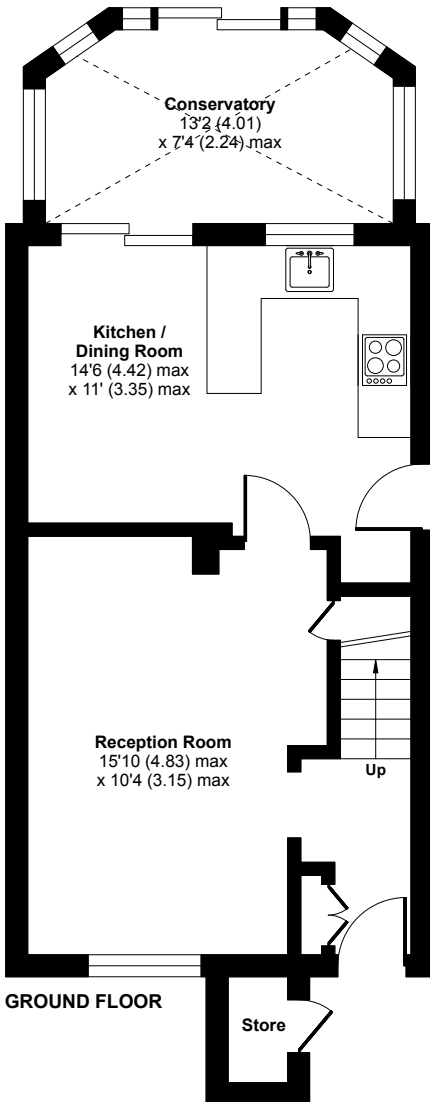
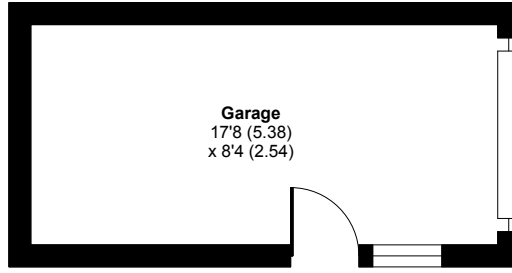
Outside you will have already noticed upon arrival the extensive driveway to the side of the property offering parking for three vehicles, but you may have missed the allocated block paved parking space opposite that also comes with the property.

The garage has an up and over door, light and power and pedestrian door and window to the side making it suitable for conversion to home office or similar.

The rear garden has been fully landscaped with paving to the side of the property and around the conservatory with steps leading upto a low maintenance garden with decked patio area located to make the most of the sun. The garden is fully enclosed to all boundaries via panel fencing.



Floor plan



Approx. Area (Inc. Garage, Exc. Store) = 1028 Sq Ft / 96 Sq Metres

Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



For more information or to arrange a viewing, please contact;
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