

4 Enborne Gardens, Warfield, Berkshire RG12 2LF

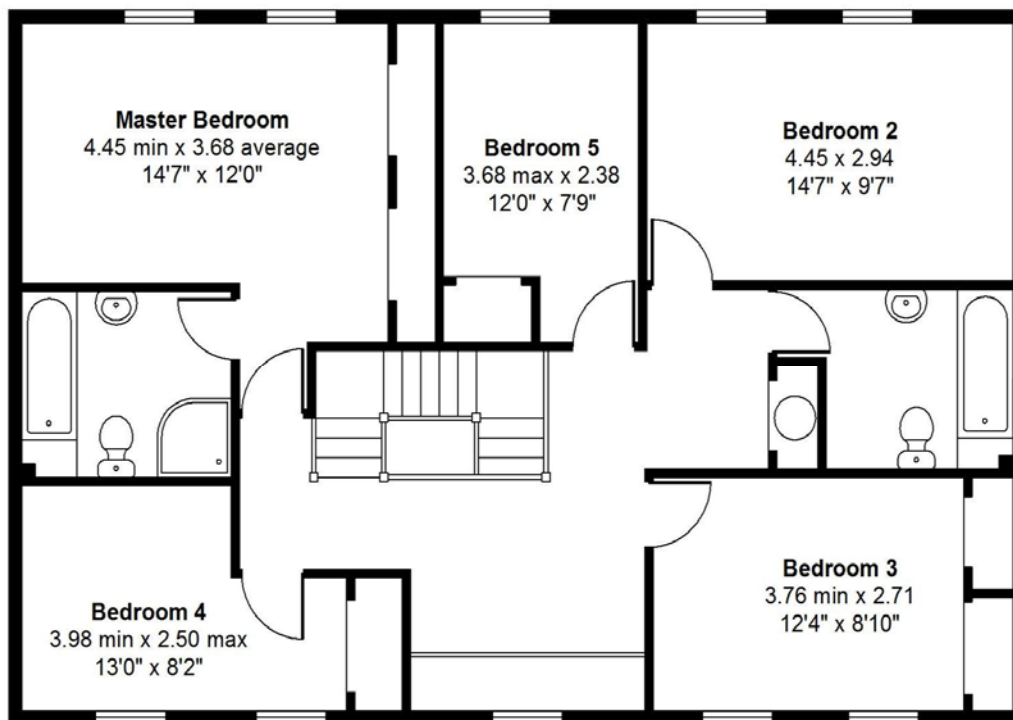
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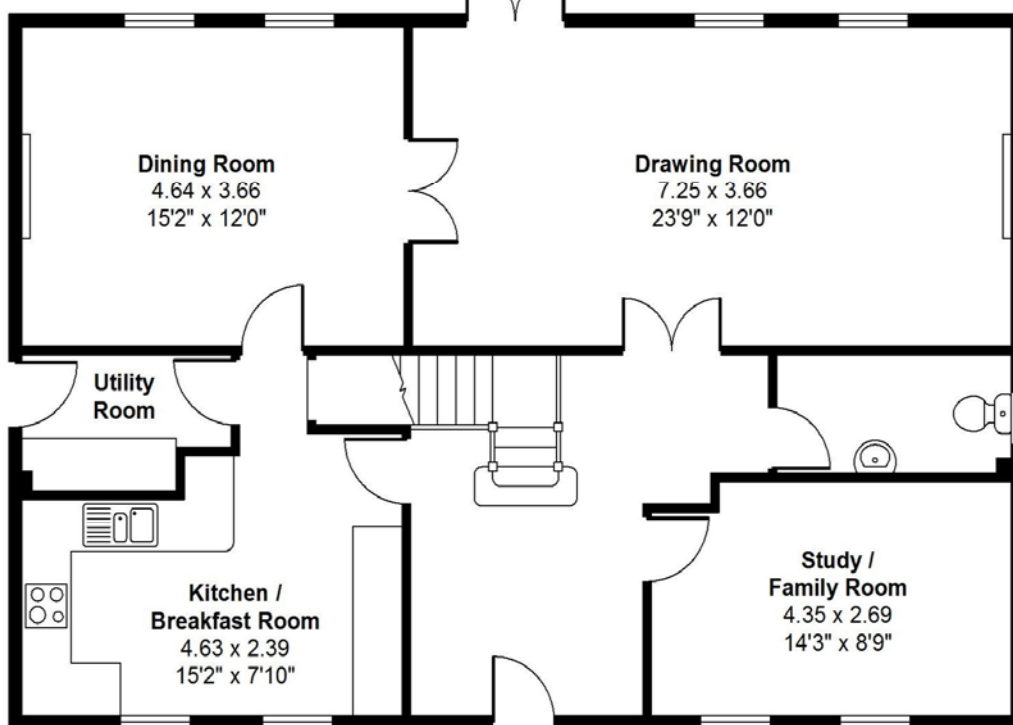
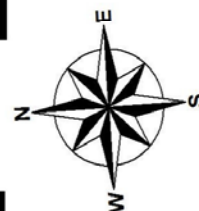
### **Freehold - £675,000**

- ◆ LARGE CORNER PLOT ◆ SECLUDED REAR GARDEN ◆ DETACHED DOUBLE GARAGE WITH ALARM
- ◆ CUL-DE-SAC LOCATION ◆ FIVE BEDROOMS ◆ EN SUITE BATHROOM ◆ FAMILY BATHROOM
- ◆ CLOAKROOM ◆ UTILITY ROOM ◆ FITTED KITCHEN (WITH GRANITE WORK SURFACES)
- ◆ SITTING ROOM ◆ DINING ROOM ◆ STUDY ◆ IMPRESSIVE ENTRANCE HALL AND GALLERIED LANDING
- ◆ GAS RADIATOR CENTRAL HEATING ◆ DOUBLE GLAZING
- ◆ SOLE AGENTS

**A handsome and most impressive detached house, set within a good sized mature plot, towards the end of this little known cul-de-sac on the Warfield / White Grove borders on the outskirts of Bracknell. This well presented property enjoys a fine corner position, with well balanced accommodation, and pleasant outlooks to both front and rear. There is a good sized detached garage space and ample parking space. There is scope for extension if required (subject to the usual consents).**



**First Floor**  
Approx 95 sq m - 1020 sq ft  
(Gross Internal)



**Ground Floor**  
Approx 95 sq m - 1020 sq ft  
(Gross Internal)

The accommodation is arranged on two floors as follows (all measurements are approximate):

## GROUND FLOOR

**PILLARED PORCHWAY:** front door opening to:

**ELEGANT ENTRANCE HALL:** coved cornicing; staircase rising to the first floor; radiator; twin doors to:

**SITTING ROOM:** attractive Adam style open fireplace; wood flooring; double glazed windows; double glazed French windows to the garden; coved cornicing; radiator; second set of twin doors opening to the:

**DINING ROOM:** attractive Adam style fireplace; wood flooring; double glazed windows; radiator.

**STUDY:** double glazed windows; coved cornicing; ceramic floor tiles; radiator.

**CLOAKROOM:** white suite of close coupled w.c. and hand basin with mixer tap; half tiled walls.

**FITTED KITCHEN:** sink unit with chrome mixer tap and a comprehensive range of base and eye level units incorporating drawers and cupboards; granite work surfaces with ceramic tiled splashbacks; breakfast bar; plumbing for dishwasher; integrated refrigerator with freezer cabinet beneath; Indiset electric double oven with grill; walk-in shelved larder with power for refrigerator; double glazed windows; ceramic floor tiles;

**UTILITY ROOM:** a range of base and eye level units; complementary roll top work surfaces with tiled splash backs; plumbing for washing machine; plumbing for tumble dryer; gas fired boiler providing central heating and hot water; ceramic floor tiles; door to the garden.

## FIRST FLOOR

**LARGE GALLERIED LANDING:** airing cupboard housing factory lagged hot water cylinder with immersion heater and linen shelves above; coved cornicing; double glazed windows; stained wood flooring; radiator.

**BEDROOM 1:** wall-to-wall bank of wardrobes including two double wardrobes with hanging rails and shelving; double glazed windows; wood laminate flooring; radiator; door to:

**FULLY TILED FOUR PIECE EN SUITE BATHROOM:** white suite of panel enclosed bath with chrome telephone style taps with hand held shower, pedestal hand basin with mirror and light above, close coupled w.c.; corner shower cubicle.

**BEDROOM 2:** stained wood flooring; double glazed windows; radiator.

**BEDROOM 3:** wall-to-wall bank of built-in wardrobes; stained wood flooring; double glazed windows; radiator.

**BEDROOM 4:** wardrobe with hanging rail and shelving; stained wood flooring; double glazed windows.

**BEDROOM 5:** wardrobe; stained wood flooring; double glazed windows; radiator.

**FULLY TILED FOUR PIECE FAMILY BATHROOM:** white suite of panel enclosed bath with chrome telephone style taps with hand held shower, pedestal hand basin with mirror and light above, close coupled w.c.; corner shower cubicle.

## OUTSIDE

**DETACHED DOUBLE GARAGE:** measuring 5.97m x 5.37m; security alarm; built of brick under a pitched roof; two single electrically operated up-and-over doors; power and light; personal door to the garden; plenty of eaves storage space; built-in shelving.

**THE MATURE AND SECLUDED REAR GARDEN:** forms a fine feature of the property being of good size, with many mature trees, laid mainly to lawn with a large paved patio and pathway and a raised patio in the far corner. Outside lighting. Outside tap. Access to gas and electricity meters. Side gate to:

**FRONT AND SIDE GARDENS:** laid to lawn in the open plan style, with three magnificent lime trees and a maple tree. There is a mature laurel hedge behind which is the tarmac driveway providing parking and further hedging encloses the front garden.

**BRACKNELL FOREST COUNCIL:** Tax Band 'G'

**DIRECTIONS:** from the Met Office roundabout in Bracknell, proceed in a northerly direction towards Warfield on the A3095 Warfield Road. Take the second turning right into Holly Spring Lane, first left into Goughs Lane and second left into Enborne Gardens, where the property will be found towards the end of the cul-de-sac on the left-hand side.



0455-2826-6892-9992-9651	Current	Potential	0455-2826-6892-9992-9651	Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	60	67	(55-68) <b>D</b>	54	62
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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