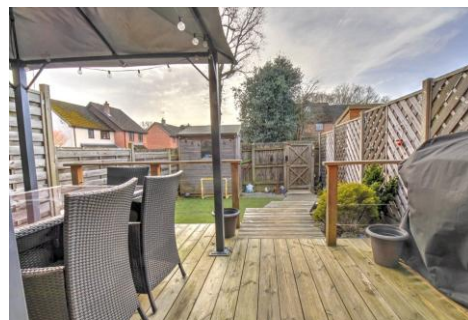




## Three Bedroom Terraced, Town House Sycamore Rise, Bracknell, Berkshire, RG12 9BU

Offers in excess of: £480,000

- Three/Four Bedrooms
- Georgian Style Town House
- Spacious Living Accommodation Over Two Floors
- High End Kitchen/Diner
- En Suite Shower Room
- Manicured Landscaped Rear Garden
- Two Allocated Parking Spaces
- EPC: C (79)



## Description

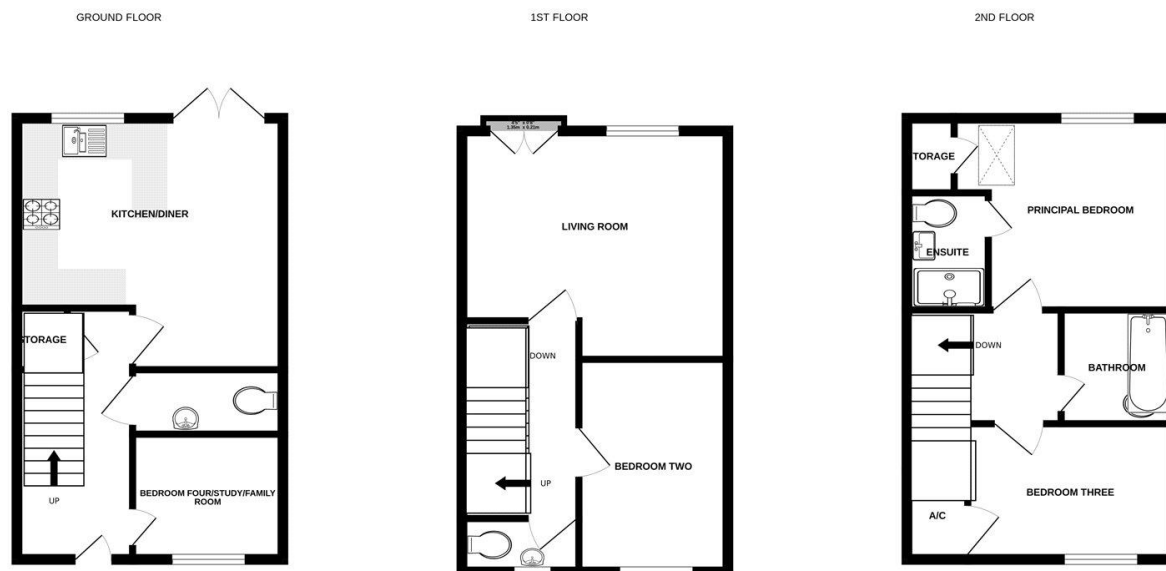
This impressive Georgian style town house in a charming setting offers good sized accommodation throughout. The ground floor comprises a generous high end modern kitchen/diner with integrated appliances including a patio door that provides access to a well thought out manicured garden. The fourth bedroom situated to the front of the property which is also on the ground floor, could also potentially be used as a study/office. The main living space is located on the first floor featuring two spacious windows together with a Juliet Balcony allowing lots of light to shine through and overlooking a pretty rear garden. A statement wall featured fireplace and lots of space provides a welcoming and comfortable feel and perfect for relaxing with your family. One good sized bedroom and cloakroom again situated on the first floor and presents to a good standard throughout. The second floor comprises the principal bedroom with an en suite, family bathroom and third bedroom, all offering ample space. Both landing and stairs are carpeted throughout. There are four toilets in total which are scattered across this deceptively spacious property.

Conveniently located for access to both Martins Heron and Bracknell train stations, that provide direct access into both London, Waterloo, Reading and the M4 / M3 Corridor. With easy access to great schools, amenities and transport links this home is in a great but convenient location. Viewings are highly recommended and not to be missed.

## Outside

A well thought and planned rear garden with a decking area which provides a perfect social space for Al Fresco dining. The garden features part faux grass and a shed for storage. The garden also has rear access and there are two allocated parking spaces.

## Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**TO ARRANGE A VIEWING PLEASE CONTACT:**

**Tel: 01344 962150 or Email:**



**Important Notice - These particulars are set out as a general outline only for the guidance of intended purchasers/tenants and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Purchasers/Tenants must satisfy themselves by inspection or otherwise as to their correctness.**