



46 Coombe Pine, Bracknell, Berkshire, RG12 0TJ

Asking Price £245,000 Freehold

The Property

A rarely available bungalow occupying a generous size plot with potential to extend (subject to the usual planning consents). The property is situated in the popular Crown Wood area, close to local shops, schools and being on a bus route providing convenient access to the new town centre and major road network. The property offers well planned accommodation including a recently added conservatory leading to a lovely size sunny aspect private garden with ample space to the side and driveway parking to the front.

- Short Walk To Local Shops
- Bungalow
- Driveway Parking For Multiple Vehicles
- Living Room
- Kitchen
- Bathroom
- Conservatory
- Beautiful Garden
- Convenient Bus Route Access



Motorway Links

M3 Junction: 5.2 Miles
M4 Junction: 6.1 Miles



Train Links

Bracknell Station: 1.6 Miles
Martins Heron Station: 1.2 Miles



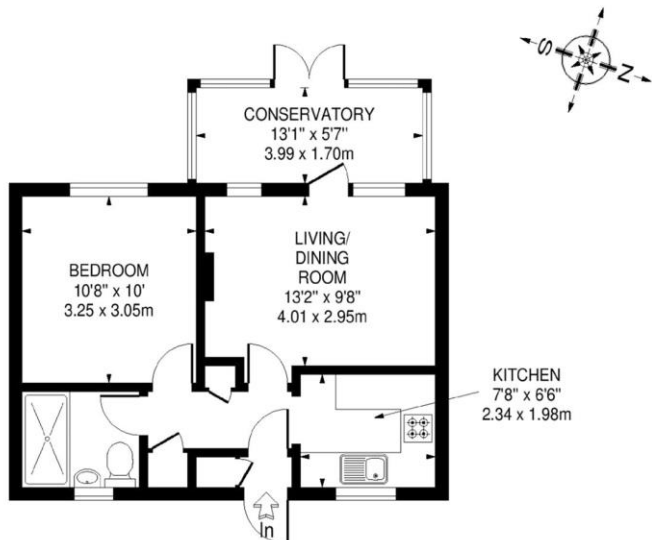
Nearest Schools:

Crown Wood 0.4 Miles
Harmans Water 0.5 Miles
Brakenhale 1.1 Miles
Ranelagh 1.4 Miles

A Rarely Available One Bedroom Bungalow With No Onward Chain

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APPROX. GROSS INTERNAL FLOOR AREA 479 SQ FT / 44.50 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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These particulars have been produced with the approval of our client, but all measurements should be taken as approximate and we do not recommend using them as a guide for floor coverings. Purchasers must satisfy themselves as to the condition of the property/outbuildings and to the condition and serviceability of any fixtures and fittings, including the central heating system and boiler etc. NB: 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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