



## 21 Faircross, Bracknell, Berkshire, RG12 7AP

Offers In Excess Of £280,000 Freehold

### The Property

This well presented three bedroom family home occupies a pleasant traffic free position, close to The Lexicon shopping centre and Bracknell mainline railway station. In our opinion the property benefits from well planned and generous size accommodation throughout. Further benefits include a dual aspect living room, cloakroom, a beautiful garden and a garage in a nearby block.

- Three Bedrooms
- Dual Aspect Living Room
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom
- Bathroom
- Separate WC
- Garden
- Garage
- Double Glazing
- Gas Radiator Heating



#### Motorway Links

M3 Junction: 5.5 Miles

M4 Junction: 5.3 Miles



#### Train Links

Bracknell Station: 0.4 Miles

Martins Heron Station: 2.4 Miles



#### Nearest Schools:

Wildridings 0.6 Miles

Fox Hill 0.8 Miles

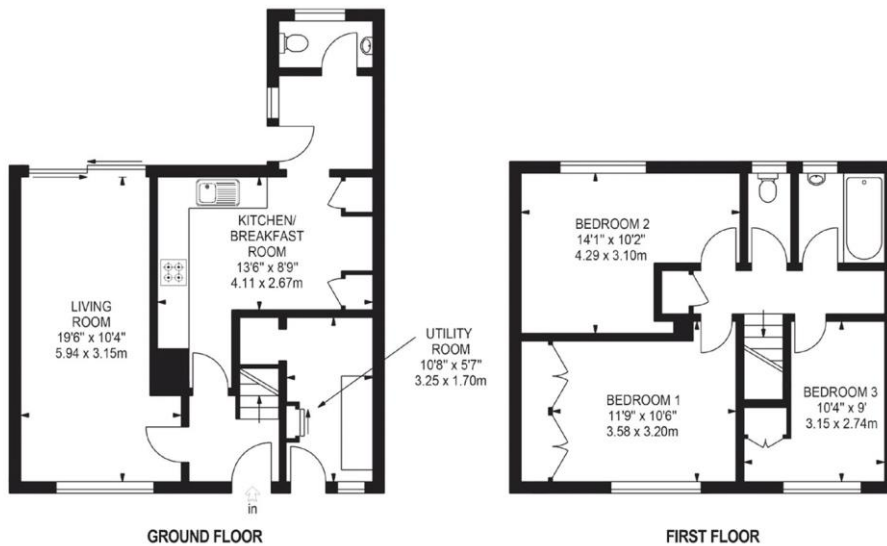
Brakenhale 0.4 Miles

Ranelagh 0.6 Miles



A Well Presented Three Bedroom Home With Garage in Nearby Block  
**21 Faircross, Bracknell, RG12 7AP**

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APPROX. GROSS INTERNAL FLOOR AREA 959 SQ FT / 89.09 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.

01344 860 121 • [sales@duncanyearley.co.uk](mailto:sales@duncanyearley.co.uk)  
 9 Crown Row, Bracknell, RG12 0TH • [duncanyearley.co.uk](http://duncanyearley.co.uk)

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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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