



## 42 Mendip Road, Forest Park, Bracknell, Berkshire, RG12 0XD

Asking Price £270,000 Freehold

### The Property

This two bedroom terrace home is set in a quiet cul-de-sac, set back off the road in the popular residential area of Forest Park. The property is located close to Martins Heron mainline railway station, local shops, schools and Savernake Park. The accommodation comprises of a living room, kitchen/dining room and a bathroom. Outside features include well maintained gardens and two allocated parking spaces to the front.

- Two Bedrooms
- Living Room
- Kitchen/Dining Room
- Bathroom
- Gas Radiator Heating
- Garden
- Allocated Parking



#### Motorway Links

M3 Junction: 4.8 Miles  
M4 Junction: 6.9 Miles



#### Train Links

Bracknell Station: 2.4 Miles  
Martins Heron Station: 0.6 Miles

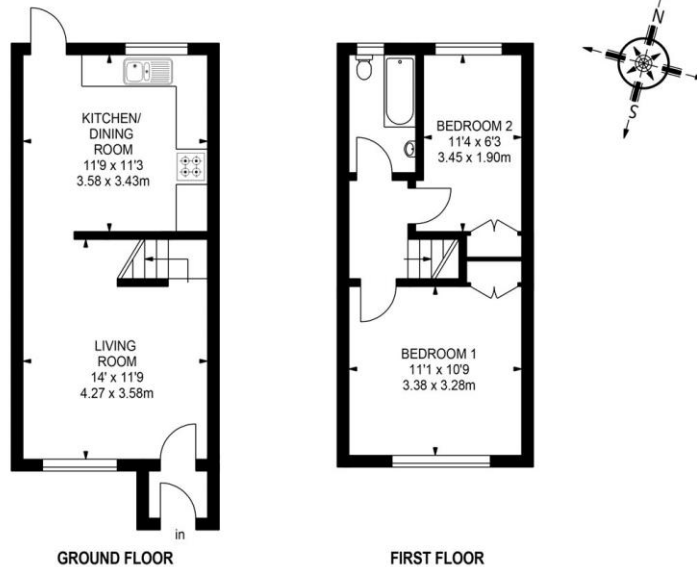


#### Nearest Schools:

Harmans Water 0.4 Miles  
Crown Wood 0.6 Miles  
Brakenhale 2.2 Miles  
Ranelagh 2.2 Miles

A Two Bedroom Terrace Home With Allocated Parking  
**42 Mendip Road, Bracknell, RG12 0XD**

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APPROX. GROSS INTERNAL FLOOR AREA 596 SQ FT / 55.37 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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