

## 37 Wards Stone Park, Forest Park, Bracknell, RG12 0GF

Asking Price £300,000 Freehold

### The Property

This modern two bedroom family home is ideally situated for Swinley Forest and Martins Heron railway station. The property benefits from a spacious living room, kitchen, conservatory and a family bathroom. Furthermore there is a low maintenance garden with access into the garage through a rear door and driveway parking. The local area offers convenient access to the M3 motorway and local shops.

- No Onward Chain
- Ideal For Swinley Forest
- Easy Access To M3 Motorway
- Two Bedrooms
- Living Room
- Kitchen
- Bathroom
- Low Maintenance Garden
- Garage
- Driveway Parking



#### Motorway Links

M3 Junction: 4.0 Miles  
M4 Junction: 6.7 Miles



#### Train Links

Bracknell Station: 2.3 Miles  
Martins Heron Station: 1.3 Miles

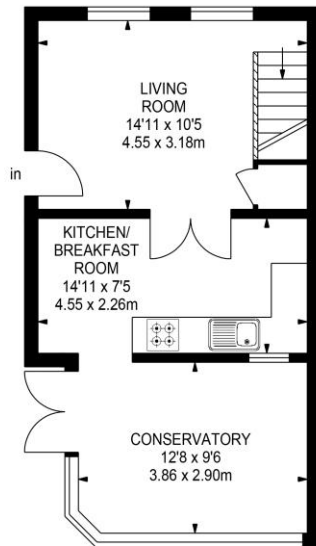


#### Nearest Schools:

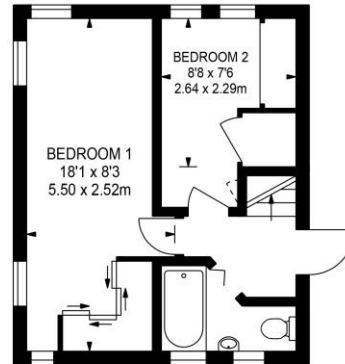
Crown Wood 0.5 Miles  
Harmans Water 1.0 Miles  
Ranelagh 2.1 Miles  
Brakenhale 2.2 Miles

A Modern Two Bedroom Home With Garage & No Onward Chain  
**37 Wards Stone Park, Bracknell, RG12 0GF**

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**GROUND FLOOR**



**FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 682 SQ FT / 63.36 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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