



## 39 Herondale, Bracknell, Berkshire, RG12 7ZT

Asking Price £300,000 Freehold

### The Property

This two double bedroom home is situated at the end of a cul-de-sac in the popular area of Birch Hill. The property is located close to Sainsbury's superstore and good schools with convenient access to the M3 motorway. The accommodation comprises of a kitchen, downstairs cloakroom, living room and a family bathroom. Other features include; solid wood flooring, gas radiator heating, double glazed windows, residents parking and an attractive rear garden.

- Two Double Bedrooms
- Backing Onto South Hill Park
- Kitchen
- Living/Dining Room
- Cloakroom
- Family Bathroom
- Gas Radiator Heating
- Double Glazed Windows
- Garden
- Excellent Condition



#### Motorway Links

M3 Junction: 4.3 Miles  
M4 Junction: 6.3 Miles



#### Train Links

Bracknell Station: 1.9 Miles  
Martins Heron Station: 2.2 Miles



#### Nearest Schools:

Birch Hill 0.4 Miles  
Crown Wood 0.7 Miles  
Brakenhale 1.4 Miles  
Ranelagh 1.7 Miles

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A Well Presented Two Double Bedroom Home

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APPROX. GROSS INTERNAL FLOOR AREA 791 SQ FT / 73.48 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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