MICHAEL HARDY
SALES & LETTING



11, East Stratton Close,
Bracknell,
Berkshire, RG12 0XY

£725,000 Freehold





A well presented and extended four bedroom detached family home, offering a modern, open plan feel to the ground floor, together with a versatile annexe room/fifth bedroom with an adjoining shower room/WC. The spacious accommodation features a lounge opening into a dining area, leading through to an additional study or ideal playroom. Further benefits include a refitted kitchen with integrated appliances and a ground floor cloakroom. To the first floor, the master bedroom benefits from an en suite shower room, while the remaining bedrooms are served by a family bathroom. This is a considerably larger home than first impressions may suggest, and an internal viewing is therefore strongly recommended to fully appreciate the space and versatility of the accommodation on offer.

- An extended family home in a quiet cul-de-sac
- Modern fitted kitchen with integrated appliances
- Private garden with outdoor kitchen
- Open planned style ground floor accommodation
- Annexe room/bedroom 5 plus attached shower room
- Convenient to local shops, bus services and railway station

To the rear of the property is a private garden featuring an outdoor kitchen making it an ideal entertaining space for family and friend get together.

The property is located within a quiet cul-de-sac just a short distance from amenities such as a railway station, shops, bus services and the house is just a few minutes drive from the A329(M) giving easy access to both the M3 and M4 motorways.

Notice: In compliance with Section 21 of the Estate Agents Act 1979, we hereby declare that the vendor of this property is a relative of an employee of Michael Hardy Wokingham Ltd.

Council Tax Band: E
Local Authority: Bracknell Forest Council
Energy Performance Rating: C







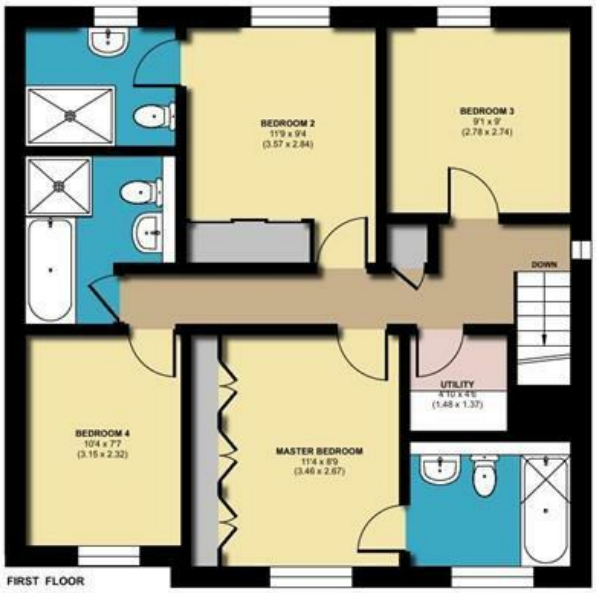


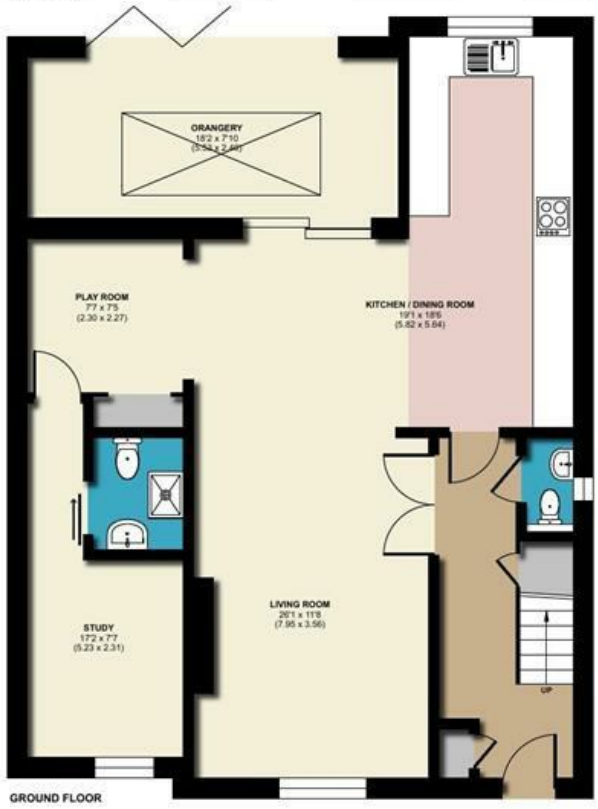
Floorplan

East Stratton Close, Bracknell, RG12

Approximate Area = 1636 sq ft / 151.9 sq m

For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Michael Hardy. REF: 1538016

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N.B. 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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