



21, CRAYFORD MEAD, WARFIELD, BRACKNELL, BERKSHIRE, RG42 6EF  
**£540,000 FREEHOLD**

**BUILT BY MILLGATE HOMES TO AN EXACTING STANDARD THIS FAMILY HOME IS PRESENTED IN EXCELLENT CONDITION AND OFFERS AN EXCITING OPPORTUNITY FOR THE NEW OWNERS.**

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## DESCRIPTION:

Built by Millgate Homes to an exacting standard this family home is presented in excellent condition and offers an exciting opportunity for the new owners.

Sitting on the outskirts of Woodhurst Park this home is within a small, select cul-de-sac with a southerly aspect rear walled garden and has allocated parking space as well as a space in the carport.

As you enter the property the stunning kitchen/breakfast room is to the front and sides onto the wide, welcoming hallway. To the rear of the property is the open plan living area with French doors that lead out onto the patio.

Upstairs there are three well-proportioned bedrooms, perfect for any growing family. The master suite is over 14 feet in length and has a stunning en-suite shower room and built-in wardrobes. Bedroom two is also a good double room and bed three is a generous single, with the family bathroom and ground floor cloakroom completing the layout.

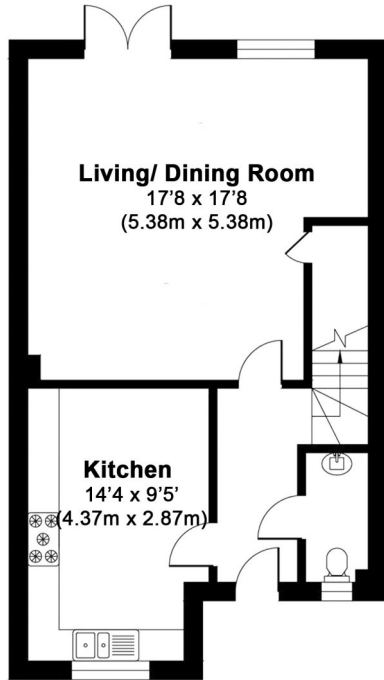
## AT A GLANCE

- Spacious Family Home with no chain
- South Facing Walled Garden
- Carport And Parking Spaces
- Stunning Kitchen
- Good Access To M3/M4
- Council tax band D Bracknell Forest
- Ultra fast broadband available
- Satellite/Fibre TV available BT & Sky
- Mobile coverage EE, Vodafone, O2
- Service Charge circa £300 per annum under review

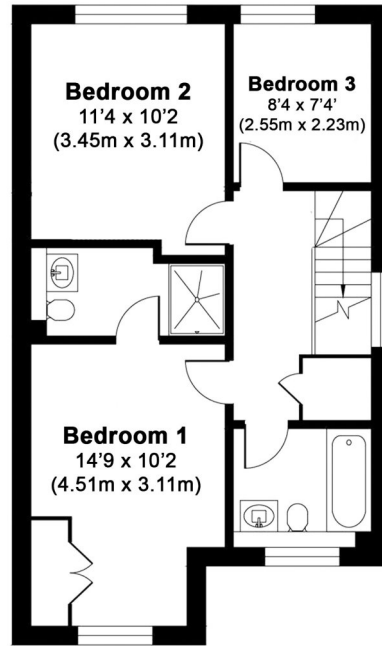


# CRAYFORD MEAD

APPROX. GROSS INTERNAL FLOOR AREA 1050 SQ FT / 97.52 SQ METERS



**GROUND FLOOR**  
APPROX. FLOOR  
AREA 525 SQ.FT.  
(48.76 SQ.M.)



**FIRST FLOOR**  
APPROX. FLOOR  
AREA 525 SQ.FT.  
(48.76 SQ.M.)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

