



## Warfield Street, Bracknell

- Various units, design and size
- Guarantees can be offered depending on unit purchased
- Driveway parking
- Bracknell only a 10 min drive away
- Quiet semi rural location
- New and refurbished park homes available
- Omar Newmarket 40x 20
- Mains gas
- Furnished or unfurnished
- No chain

**Asking Price £295,000**

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# Warfield Street, Bracknell

## DESCRIPTION

Hunters Estate Agents are offering for sale a selection of quality brand new and refurbished park homes situated in a small exclusive development of 21 homes ( £345,000 to £425,000) for residents over 45 and situated in a very sought after location giving easy access to Bracknell, Maidenhead and Reading. The village of Warfield is situated in the heart of Berkshire and in the borough of Bracknell forest. Various manufacturers and designs will be available, offering everything a buyer could possibly need. The accommodation comprises lounge, fully fitted integrated kitchen( depending on the unit) , dining area, two/three good size bedrooms, master bedroom ( some benefiting from dressing rooms and en suite shower rooms, family bathroom and private garden. This home benefits from gas central heating and driveway off road parking. Models available are 55ft x 22 ft , 46ft x 20 ft and furnishings can be included if needed. The location is great as both M3 and M4 motorways are within easy reach and Bracknell with its fabulous new town centre is only a 15 minute drive away. Min age for residents is 45, pets accepted and there will be a monthly service charge. NB photos and floor plan are examples and just a guide.

Enter your leasehold information here.









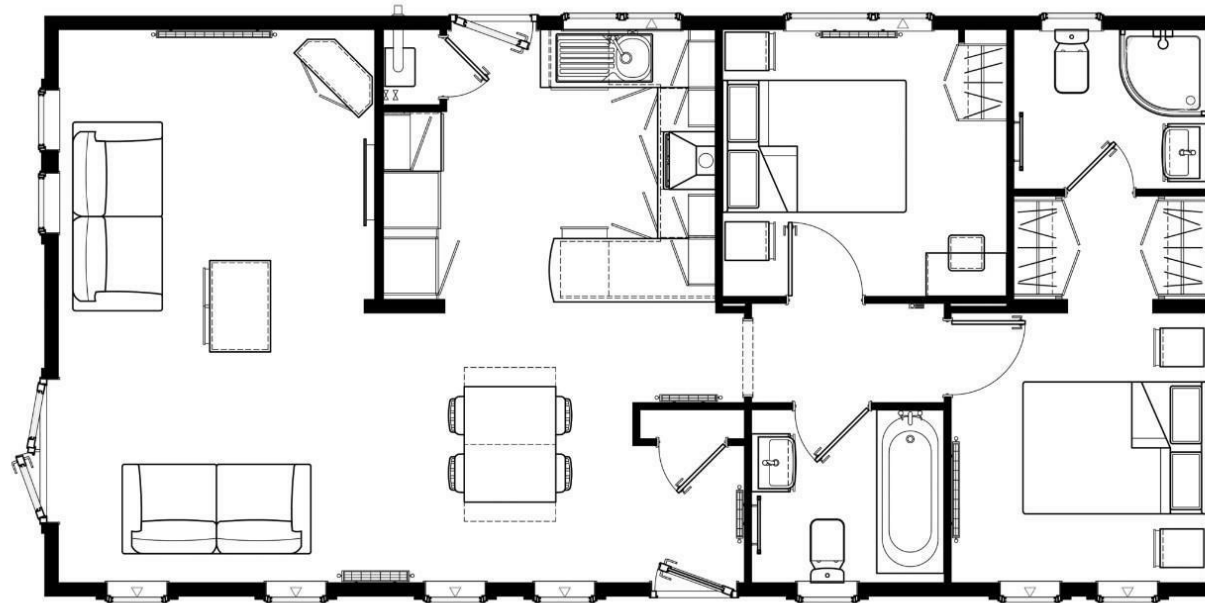
## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



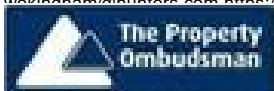
### Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

43c Peach Street, Wokingham, RG40 1XJ

Tel: 0118 979 5618 Email:

wokingham@hunters.com <https://www.hunters.com>



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