

DY.



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 04th October 2024



THE LARCHES, WARFIELD PARK, BRACKNELL, RG42

Duncan Yeardley

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Introduction

Our Comments

The logo consists of the letters 'DY.' in a white, sans-serif font, positioned within a solid magenta square.

This charming 2-bedroom, 2-bathroom park home, located in the peaceful setting of Warfield Park, offers a perfect blend of tranquillity and convenience.

The home welcomes you with an entrance hall that leads into a spacious open-plan living and dining area, ideal for both relaxing and entertaining. The well-equipped kitchen, complete with a utility room, opens up to a beautifully maintained wrap-around garden, providing a seamless indoor-outdoor living experience.

The master bedroom is generously sized, featuring built-in wardrobes and an added benefit of an en-suite bathroom with a shower. The second bedroom, also a double, includes additional built-in wardrobe space and is conveniently located next to the family bathroom.

Outside, the home is surrounded by well-kept gardens. The front garden, enclosed by low-level shrubs, offers an inviting space with an open porch perfect for soaking up the sun. The private rear garden is accessible from the side and provides a serene retreat.

The home is ideally located close to local amenities, including a Tesco superstore and doctor's surgery, as well as the beautiful surrounding countryside and nearby towns. This property is highly recommended for viewing.

No Onward Chain

Two Double Bedrooms

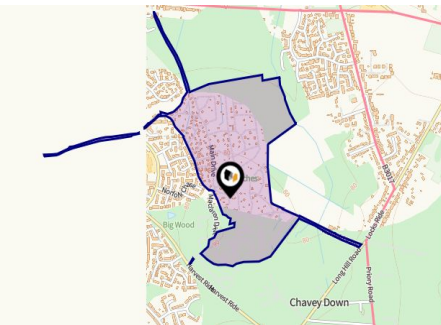
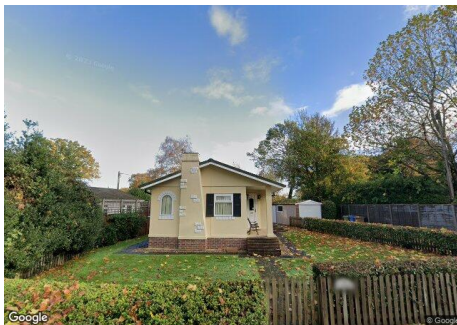
Two Bathrooms

Garage & Driveway

Fitted Wardrobes in Master Bedroom

Large Bay Windows

Throughout Sunny Garden



Property

Type:	Caravan	Tenure:	Freehold
Bedrooms:	2		
Plot Area:	92.97 acres		
Council Tax :	Band A		
Annual Estimate:	£1,368		
Title Number:	BK100195		

Local Area

Local Authority:	Bracknell forest	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	No Risk	4	52	1000
• Surface Water	Very Low	mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)	Satellite/Fibre TV Availability:		



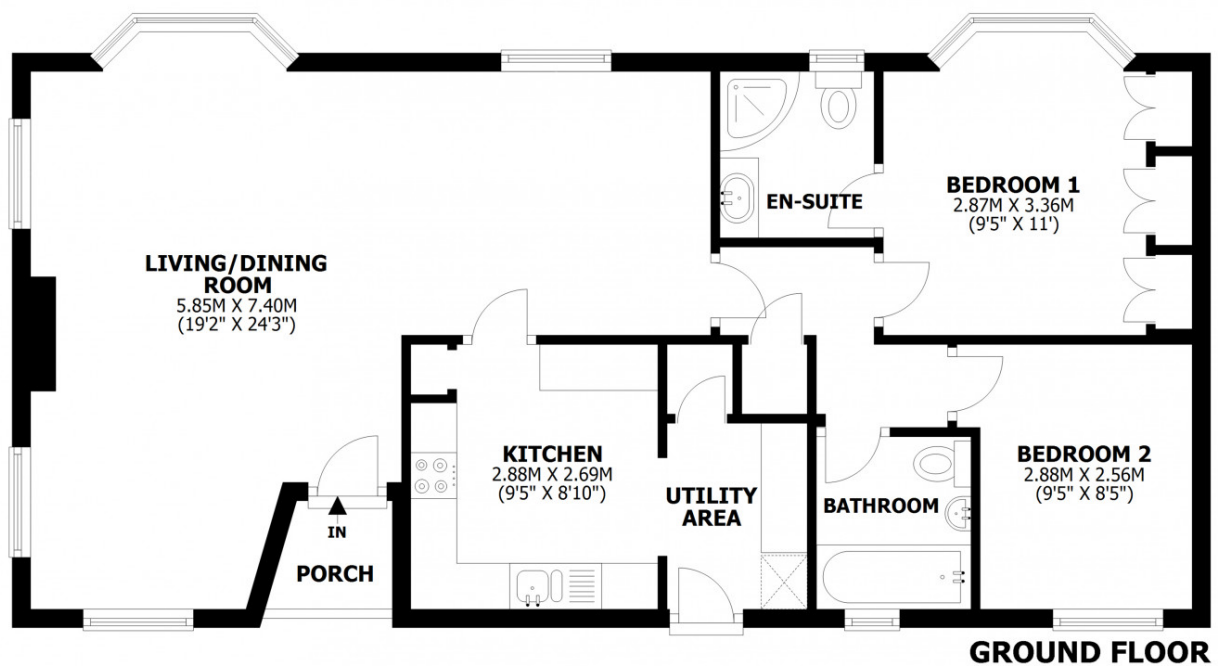


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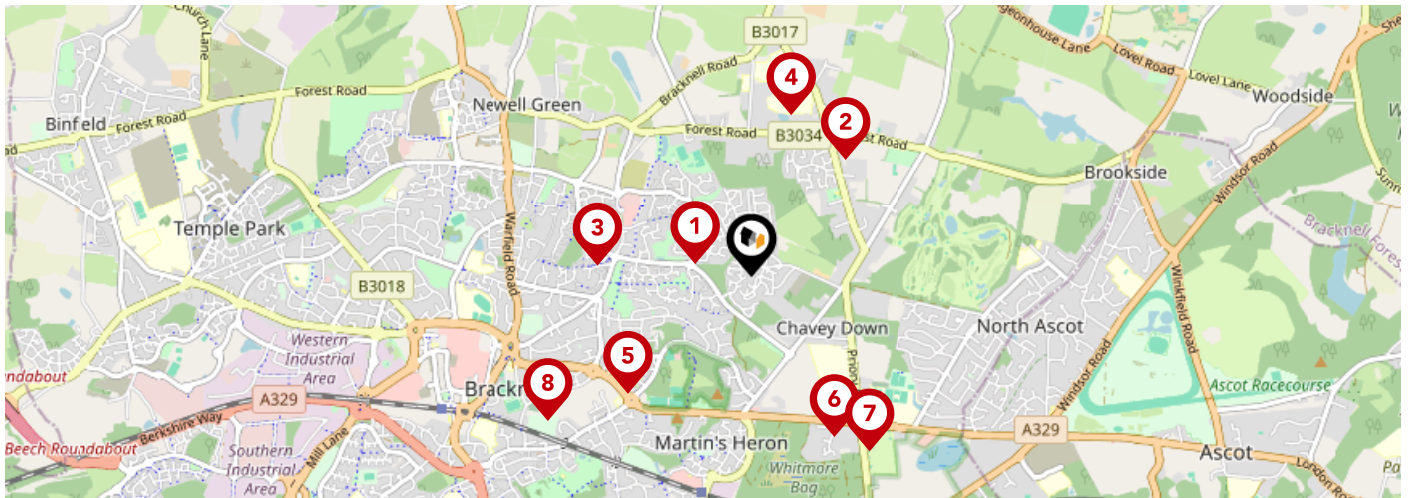
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The Larches, Bracknell, RG42

Total internal area: approx. 73 sq. metres (782 sq. feet)



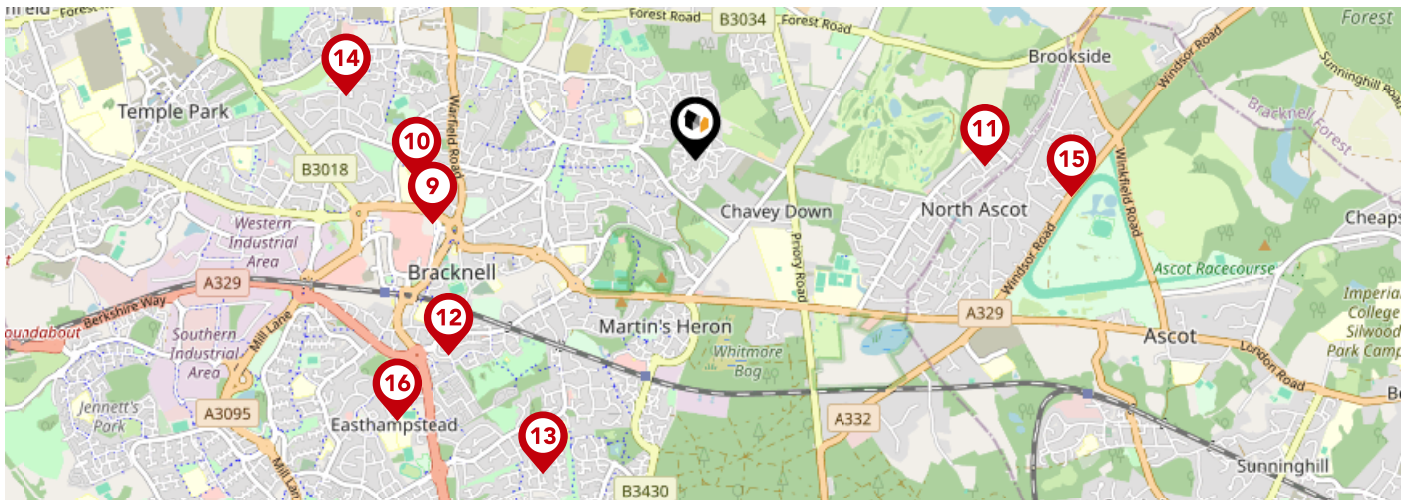
This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.



KFB - Key Facts For Buyers

Area Schools

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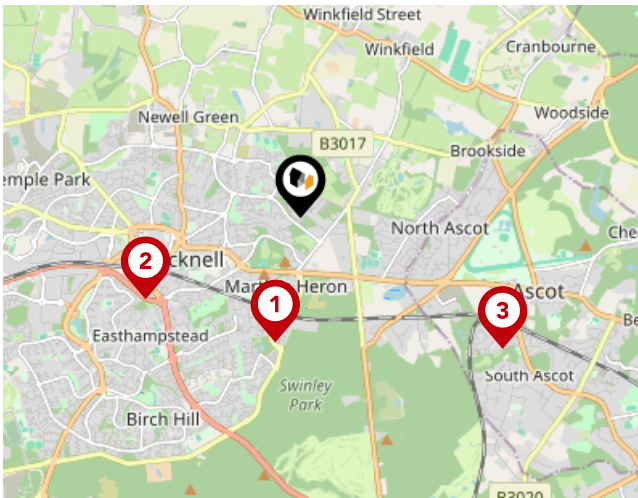


		Nursery	Primary	Secondary	College	Private
9	Garth Hill College Ofsted Rating: Good Pupils: 1476 Distance:1.25	☐	☐	☒	☐	☐
10	Sandy Lane Primary School Ofsted Rating: Good Pupils: 450 Distance:1.29	☐	☒	☐	☐	☐
11	Ascot Heath Primary School Ofsted Rating: Good Pupils: 395 Distance:1.34	☐	☒	☐	☐	☐
12	Ranelagh School Ofsted Rating: Outstanding Pupils: 1062 Distance:1.46	☐	☐	☒	☐	☐
13	Harmans Water Primary School Ofsted Rating: Good Pupils: 466 Distance:1.61	☐	☒	☐	☐	☐
14	Kennel Lane School Ofsted Rating: Good Pupils:0 Distance:1.64	☐	☐	☒	☐	☐
15	Papplewick School Ofsted Rating: Not Rated Pupils: 223 Distance:1.75	☐	☐	☒	☐	☐
16	The Brakenhale School Ofsted Rating: Good Pupils: 1148 Distance:1.83	☐	☐	☒	☐	☐

Area

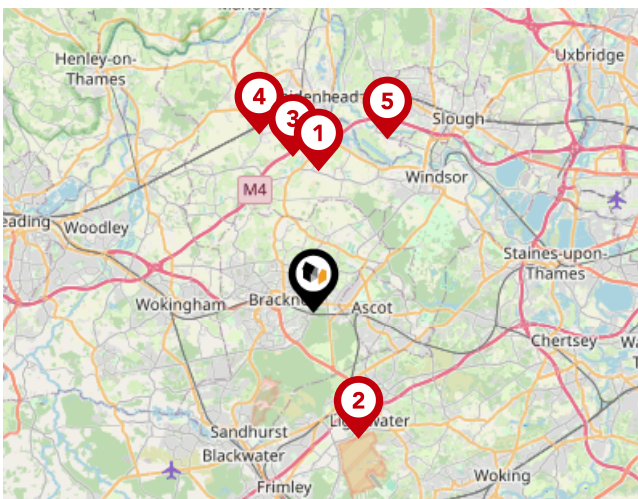
Transport (National)

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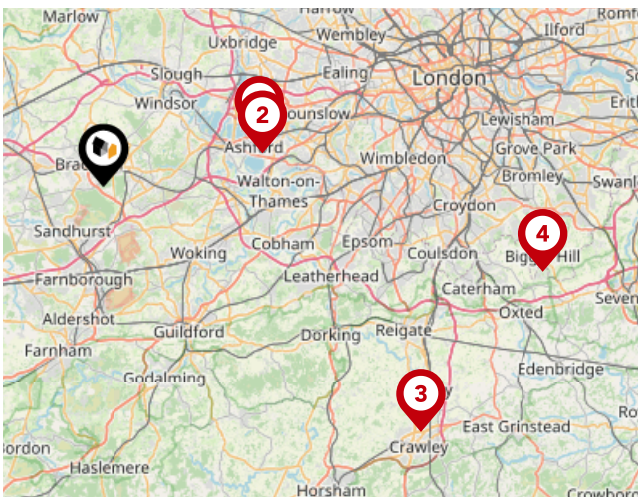
National Rail Stations

Pin	Name	Distance
1	Martins Heron Rail Station	1.17 miles
2	Bracknell Rail Station	1.62 miles
3	Ascot Rail Station	2.22 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J8	5.22 miles
2	M3 J3	4.98 miles
3	A404(M) J9A	5.81 miles
4	A404(M) J9	6.85 miles
5	M4 J7	6.95 miles

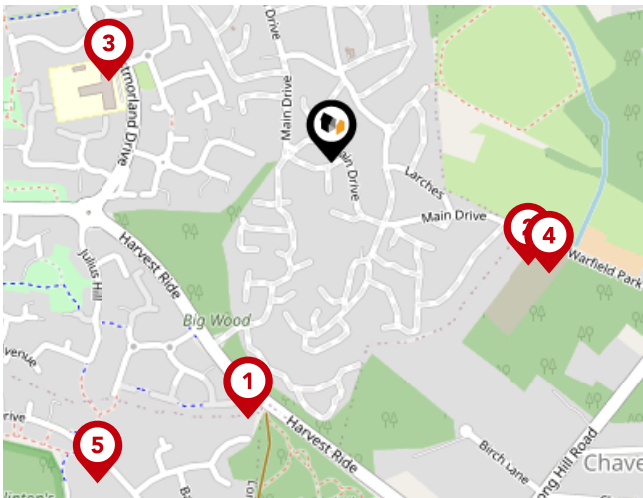


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	11.99 miles
2	Heathrow Airport Terminal 4	11.95 miles
3	Gatwick Airport	29.72 miles
4	Leaves Green	33.09 miles

Area

Transport (Local)



Bus Stops/Stations

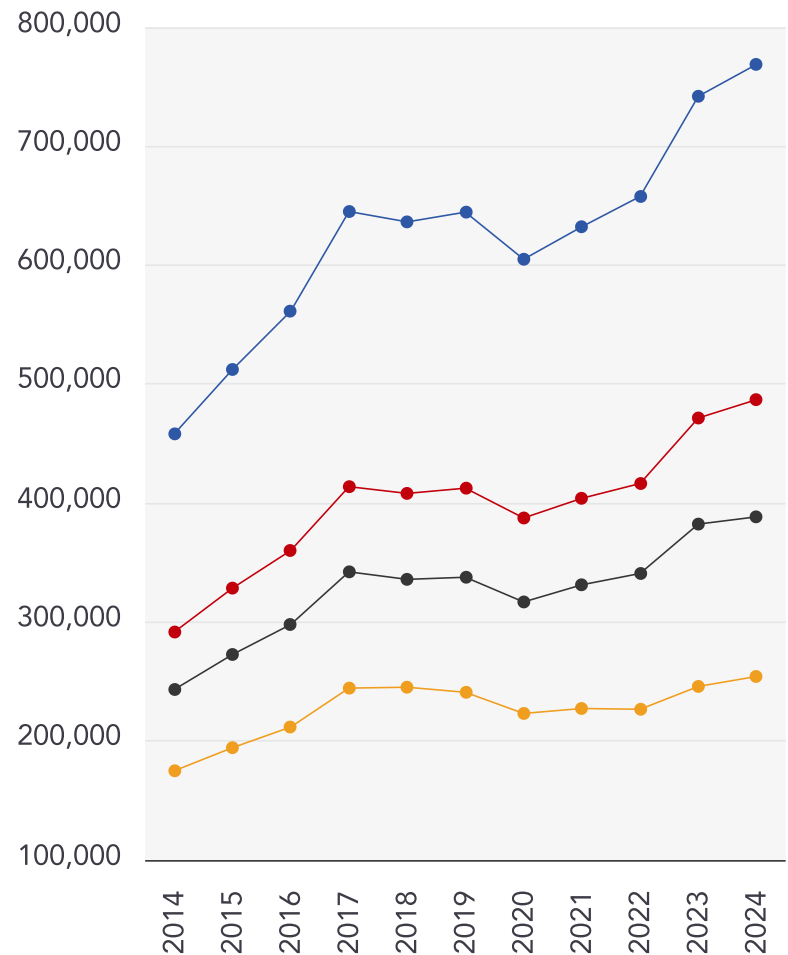
Pin	Name	Distance
1	Saxon Drive	0.31 miles
2	Mobile Home Site	0.26 miles
3	Somerset Grove	0.27 miles
4	Warfield Park	0.28 miles
5	Whittenham Road	0.46 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in RG42



Detached

+67.78%

Semi-Detached

+66.97%

Terraced

+59.63%

Flat

+45.31%



Duncan Yeardley

From a team of just two, the company has grown significantly in recent years to boast a superb team of local property experts. And, we're not stopping there. In 2021 we expanded and now have an office in Ascot to help even more people with their home moves. We can strongly say our foundation for being local experts is solid. We're local residents who play an active part in the community and our children go to local schools. And we all love working at Duncan Yeardley! Several long-standing team members have been part of our story for many years and we always encourage progression, development and training so our people are the best they can be.

With our great culture and work ethic, we always put our customers at the heart of what we do. We're lucky to have people who are genuinely passionate about property, and we're often complimented for going the extra mile. We hope to do that for you too!



Testimonial 1



We chose Duncan Yeardley for the sale of our property based on the impression we got when walking into their office, friendly, professional and put us at ease.

Testimonial 2



Fantastic service. Vivien in particular was extremely helpful in finding just the property that I was looking for. Her contact throughout has been first class.

Testimonial 3



Super impressed by the brilliant team at DY. Knowledgeable, ultra professional and human. They genuinely care about their sellers and buyers. Can't recommend them highly enough.

Testimonial 4



We had to quickly find a new property due to my partner being pregnant, Vivien who assisted us throughout the process, was brilliant.



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Duncan Yeardley

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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