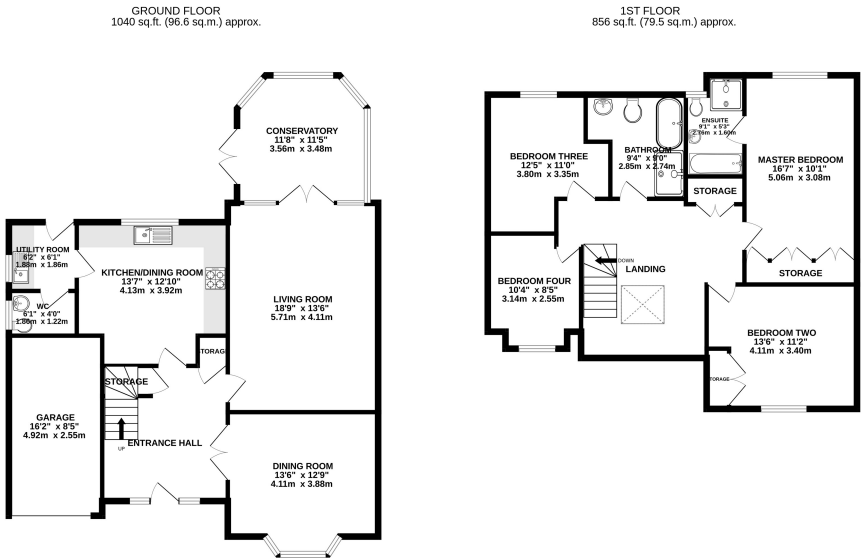


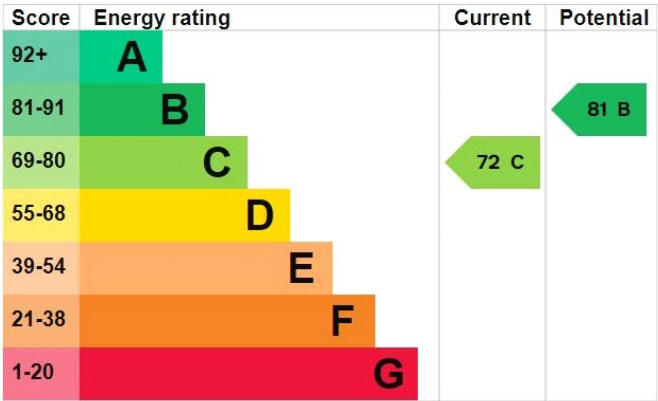
Floor Plan



Property Photos



EPC



**GODDARD WAY**  
WARFIELD, RG42 2JR

4 2 2 4

EPC C Council Tax Band G

**£725,000**  
OFFERS OVER  
FREEHOLD

Scan  
for full  
details



**PROSPECT**  
PROSPECT.CO.UK

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e: warfield@prospect.co.uk

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**GODDARD WAY,**

**WARFIELD, RG42 2JR**

**£725,000 OFFERS OVER  
FREEHOLD**

 4  2  2  4 **EPC C** Council Tax Band **G**

Sitting at the head of a quiet cul-de-sac in a popular area of Warfield, this property enjoys a really pleasant outlook to the front and a huge amount of privacy to the rear, both of which are rare for Warfield.

The property is presented in great decorative order throughout and has been well cared for by the current owners. This design of home is quite rare, and offers a wealth of space and practicality, as well as some really stunning features such as the wide and welcoming hallway that pairs perfectly with a galleried landing and a vaulted ceiling with skylights. Not something you see every day.

On the right hand side of the ground floor you have a formal dining room, which is currently used as a games room, as well as a large living room that flows into a spacious conservatory to create a really impressive and sociable living area.

On the left hand side you have the impressive kitchen/dining area that has quartz work tops and is extremely modern, and this leads into the utility room which has been refitted to the same standard as the kitchen units.

On the first floor there are four double bedrooms with this property, and another of the impressive features is the fact that this home offers a four piece en-suite, and a four piece family bathroom, so that everyone can feel equally decadent.

The Priory Fields development is always popular with families. It sits close to the new school on the Woodhurst Park site, as well as being close to Whitegrove School too. This small development is built around Goddard Nature Reserve which offers a great amount of outdoor space and greenery very close by, as well as a play park too.

The rear garden is exceptionally private and of a good size, and to the front you benefit from a much larger than average driveway, something which we are sure you will appreciate and we cannot wait to show you around.



**Motorway Links**

M3 Junction 3 - 7.1 Miles  
M4 Junction 10 - 6.6 Miles



**Train Links**

Bracknell Train Station - 0.9 Miles  
Martins Heron Train Station - 3 Miles



**Local Schools**

Warfield CofE Primary School - 0.3 Miles  
Garth Hill College - 0.7 Miles



**Local Area**

The Lexicon Shopping centre has a wide range of shops, restaurants and bars.

“

The accommodation is spacious and would be a great family home.

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