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# Francis Gardens, *Warfield*

OSBORNE HEATH



## A three bedroom linked-detached family home in a cul-de-sac with a driveway.

On the ground floor is a living room, dining room with doors leading out to the garden, new integrated kitchen, family room which could also be used as a spare bedroom, and a downstairs WC.

The first floor has three bedrooms and a modern family bathroom.

To the front of the house there is a driveway and side access to the rear garden which has lawn and patio areas.

Francis Gardens is a cul-de-sac in Warfield. Local schools include Warfield C of E, St Joseph's, Whitegrove, Ranelagh and Garth Hill. Nearby points of interest include The Lexicon, Lilly Hill Park, Legoland, Coral Reef, The Look Out, Windsor Castle and Windsor Great Park. The nearest station is Bracknell where trains run to London and Reading. By road Warfield is convenient for the M3, M4, M25 and Heathrow Airport.

EPC rating C. Council Tax band E.







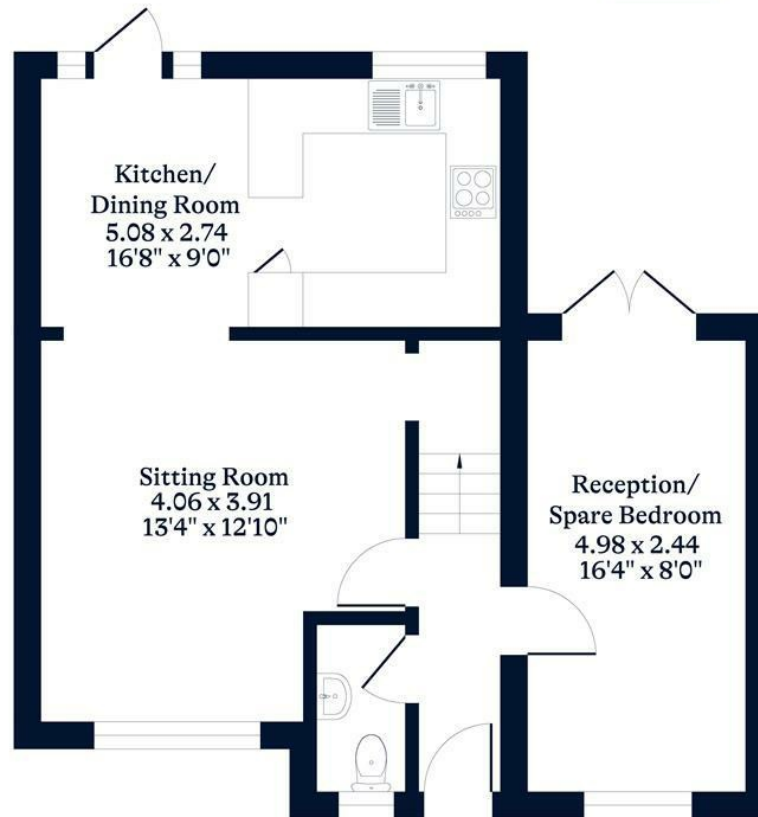
#### APPROXIMATE FLOOR AREA

House - 87.40 sq m - 941 sq ft  
(Gross Internal Area)

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#### NOT TO SCALE

This plan is for illustration purposes only



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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