



# Ferndale Park

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## **Ferndale Park is a high quality development in a lovely village location**



Ferndale Park is located in the popular and highly desirable parish of Bray in Berkshire, very close to Royal Windsor and the beautiful Great Park.

A small development, with a central green and beautiful landscaped gardens, Ferndale offers a peaceful village-style environment, superbly positioned within a short walk of the River Thames.

In addition to the immediate rural setting, transport links are excellent.

There is a good local bus service, stopping directly outside the park with routes to Maidenhead and Windsor and the M4 is only 2 miles away.



contact us to arrange a viewing 0118 932 8328 or [sales@greenfords.co.uk](mailto:sales@greenfords.co.uk)  
or find out more at [www.greenfordparkhomes.co.uk](http://www.greenfordparkhomes.co.uk)





West Berkshire, running into the Wessex Downs



## A network of superb local towns and villages. London within easy reach...

Windsor is a beautiful historical market town, with fantastic entertainment options, restaurants and a lovely individual feel. With Henley nearby, there is a great choice of attractive towns to head towards.

The very useful centres of Reading and Maidenhead are close by. Ascot offers something completely different, with opportunities for the best racing has to offer! For green spaces, you have the Long Walk and Great Park on the doorstep giving beautiful local walks. Looking further afield, there are great green vistas in the North Wessex Downs in West Berkshire and the Chiltern Hills just to the North of the County...



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# 12 Ferndale Park

Fifield Road, Bray,  
Berkshire  
SL6 2DZ

Homeseecker Cotswold  
40' x 20' (12.2m x 6.1m)

**£254,950**

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# Spacious, well-appointed kitchen

This lovely modern kitchen has attractive Corian worktops and the full range of integrated appliances: fridge-freezer, washer-dryer, dishwasher, double oven and electric hob.



The back door with steps outside, leads out of the kitchen, which is the perfect set up for heading out onto the sheltered patio at the rear of the home, for eating outside in summer.

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# Superb master suite with shower room & walk-in wardrobe

Fitted furniture, with comfy window-seat and dressing table. The walk-in wardrobe is a great feature, with lots of storage space.



Bedroom 2 also has a useful set of fitted furniture and the family bathroom is spacious and benefits from a bath with shower over and glass screen.



## Second bedroom and family bathroom

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# Generous living area with lounge and dining spaces



Wonderfully bright and airy with a vaulted ceiling and feature windows, the living area is also cosy with good quality carpets and a feature electric fire.

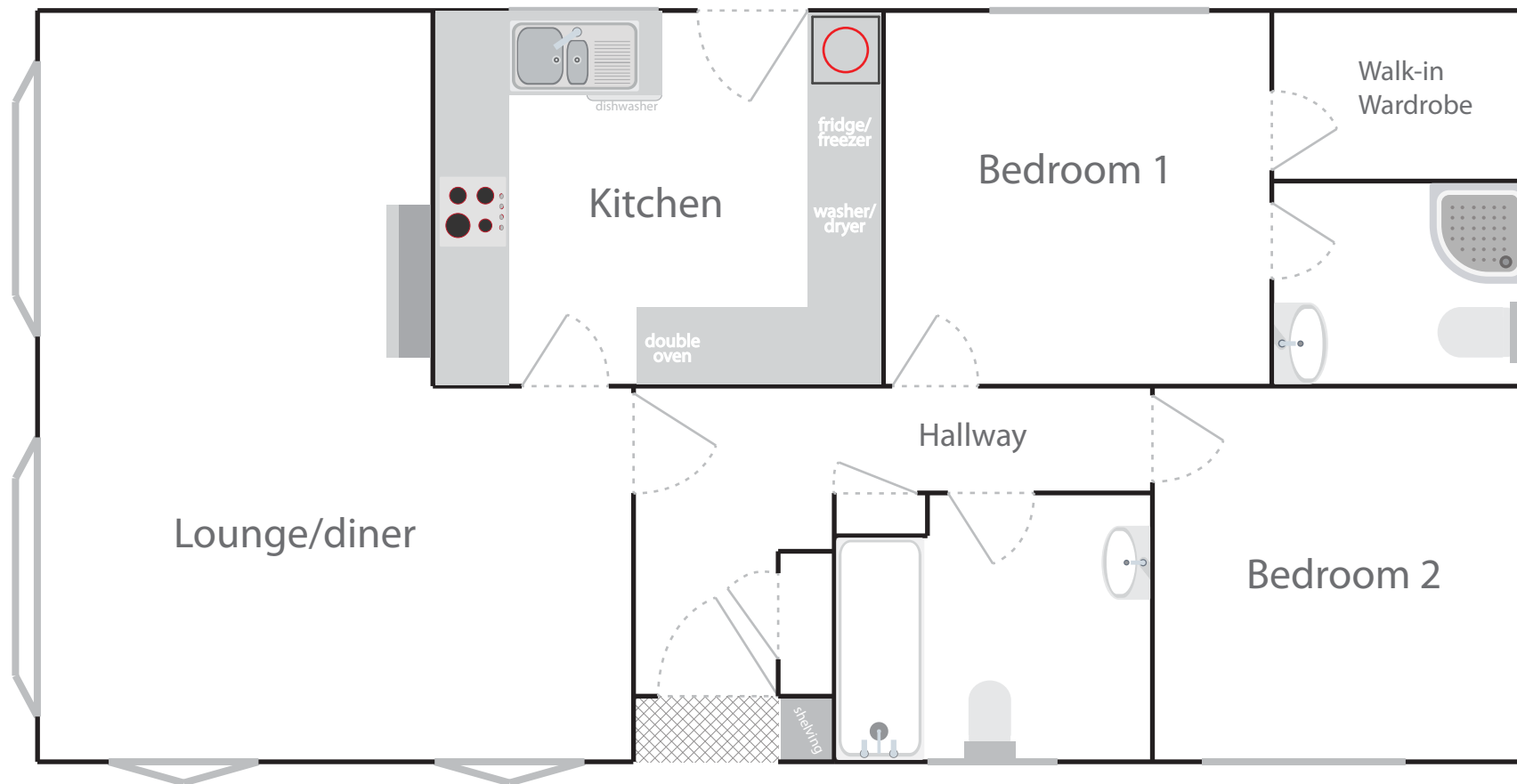
When considered in combination with the substantial patio area at the back of the plot, this home is perfect for entertaining, with plenty of sociable space, offered by the internal layout and improvements made outdoors.

## Useful hallway area

The hallway has a large cloaks cupboard with plenty of extra space for shoes and bags.

There is also a well-sized airing cupboard, providing even more convenient hallway storage. Making sure the hallway is more than just a functional space, there is a pretty feature area, with recessed lit shelves - perfect for photos or favourite ornaments.

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## Dimensions

External dimensions	12.2m x 6m	Walk-in wardrobe	2m x 1.3m
Lounge/diner	4.7m x 5.9m	Ensuite	2m x 1.6m
Kitchen	3.7m x 2.9m	Bedroom 2	2.9m x 3m
Bedroom 1	3.1m x 2.9m	Bathroom	2.6m x 2m

*Dimensions are measured to the widest point. Please note that floor plan and dimensions given, while being accurate to the best of our ability, are intended as a guide, only.*

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## Exterior Features

The lounge windows of number 12 look out onto the Ferndale Park green and the plot's front gate is conveniently close to the car parking area.

Generously sized garden store.

Extensive patio paving to the plot - absolutely perfect for eating outside and enjoying the peace and quiet of this village location.

Steps to the front and back door, with built-in shelving for pot plants by the front door.



# Our Company

Established in 1945, Greenfords has an enviable record for developing to the industry's highest standards, focusing on high quality park development in the Home Counties. We are proud and long-standing members of the industry's trade association - the British Holiday and Home Parks Association (BH&HPA).

We shall be very pleased to hear from you if you have any specific queries relating to this home or to Ferndale Park so please do not hesitate to contact us if we can be of further assistance.

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# Ferndale Park



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