



**sears**  
property, clear & simple

3 Bedroom Semi-Detached  
Brooke Place, Binfield, Berkshire  
RG42 5JU

Price £400,000

Freehold



*scan to view full details*



**\*\* LARGE REAR GARDEN \*\*** Located only moments away from the heart of Binfield Village is this three bedroom Semi-Detached family home. The property offers a generous amount of scope and potential to extended (STPP). The rear garden is of very generous proportions.

*helping you get a move on!*

## about the property...

**\*\* LARGE REAR GARDEN \*\*** Located only moments away from the heart of Binfield Village is this three bedroom Semi-Detached family home. The property offers a generous amount of scope and potential to extend (STPP). The rear garden is of very generous proportions and a lot of properties in the area have already extended. Internally there is an open plan living dining room along with a fully fitted kitchen and outside w.c. Upstairs there are three good size bedrooms and the main family bathroom. Outside you will find driveway parking for three vehicles along with a generous sized rear landscaped garden, useful out building for utility space. There is excellent spirit and community within Binfield along with providing a number of amenities and good schools.

### Entrance -

Front elevation double glazed window, stairs rising to first floor, built in under stairs storage cupboard, radiator.

### Living/Dining Room - 21'0" (6.4m) x 13'2" (4.01m)

Front elevation double glazed window, rear elevation double glazed window, TV point, BT point, feature gas fireplace, two radiators.

### Kitchen - 10'1" (3.07m) x 8'1" (2.46m)

Rear elevation double glazed window, side elevation double glazed window, a range of eye and base level units with rolled edge worksurfaces, inset stainless steel sink and drainer, built in four ring hob with oven and extractor fan over, space for washing machine, space for upright fridge/freezer, tiled flooring, part tiled walls.

### First Floor Landing -

Side elevation double glazed window, loft hatch.

### Master Bedroom - 14'0" (4.27m) x 10'0" (3.05m)

Rear elevation double glazed window, TV point, built in cupboard, radiator.

### Bedroom Two - 11'0" (3.35m) x 8'7" (2.62m)

Front elevation double glazed window, TV point, radiator.

### Bedroom Three - 7'6" (2.29m) x 9'11" (3.02m)

Front elevation double glazed window, radiator.

### Bathroom -

Side elevation double glazed frosted window, low level WC, pedestal hand wash basin, panel enclosed bath, fully tiled walls, radiator.

### Outside -

#### To the Rear -

Large rear mainly laid to lawn garden with patio area and side gate.

#### To the Front -

Courtesy path to front door.

#### Parking -

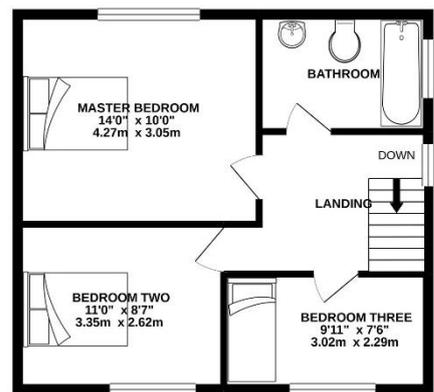
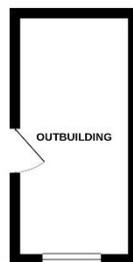
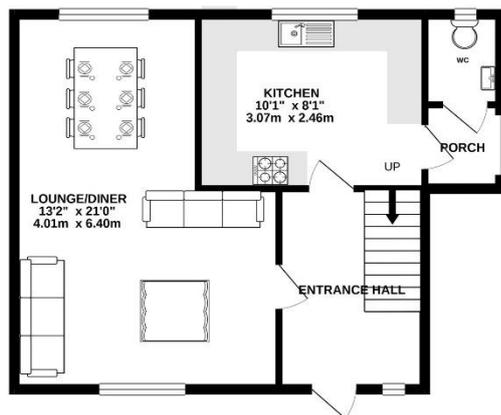
Driveway parking for three vehicles.

#### Out building -

Out building that benefits from light and power.

#### Outside WC -

Low level WC, pedestal hand wash basin.



**PLEASE NOTE** WE HAVE NOT TESTED ANY APPARATUS, FIXTURES, FITTINGS, OR SERVICES. INTERESTED PARTIES MUST UNDERTAKE THEIR OWN INVESTIGATION INTO THE WORKING ORDER OF THESE ITEMS. ALL MEASUREMENTS ARE APPROXIMATE AND PHOTOGRAPHS PROVIDED FOR GUIDANCE ONLY.

*we're here to help if you've any questions about this property...*

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