



**** BEAUTIFULLY RENOVATED AND EXTENDED TO A HIGH STANDARD ****
Over the last year this excellent three bedroom family home has undergone a huge transformation and now boasts a fantastic open plan living arrangement along with high quality finishings. The property is deceptive from the front and truly hides a stunning interior which comprises of a large living room, study, tastefully extended kitchen/dining room with integrated appliances, utility room, downstairs W.C. and generous family bathroom. Outside, the rear garden has been newly landscaped, with it being mainly laid to lawn accompanied by a large patio area. To the front there is side access and a driveway with parking for two cars. The property is situated in the incredibly desirable village of Binfield with its excellent sense of community and array of amenities, nearby you have the newly regenerated Bracknell town centre along with mainline railway station to London Waterloo.

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Binfield is a village in the Royal County of Berkshire that has pockets of interesting history dating back to the Iron Age, now home to 7475 people which is more than the Saxons when they lived here. The village links with many famous people from Henry V111 when he stayed at the Stag & Hounds when it was a hunting lodge and also used by Queen Elizabeth 1, this ancient historic Inn can still be visited today. Binfield Village has a great sense of community and really thrives on it, the village boasts an array of sports activities and gatherings along with good schools, a selection of pubs and amenities. Situated only a short distance from Wokingham, Bracknell and Royal Ascot makes it an ideal location. Excellent and easy nearby transport links along with main rail line station from Bracknell to London Waterloo.



Detached Family Home



Village Location



Three Bedrooms



Study & Utility Room



Extended and Renovated



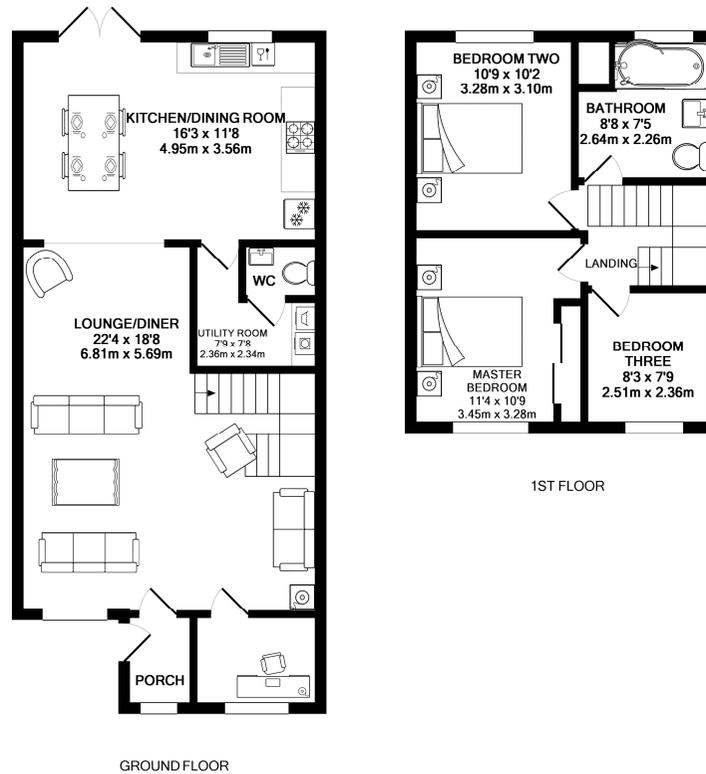
Off Road Parking



Large Kitchen/Dining Room



Immaculate Throughout



EPC ratings:



CTax band:





Entrance
Side elevation double glazed window,

Porch Entrance
Wood effect flooring, hanging space, doors to all ground floor rooms, radiator.

Lounge/Diner 22'4" (6.81m) x 18'8" (5.69m)
Front elevation double glazed window, feature fireplace (capped), stairs to first floor, built in understairs storage cupboard, TV point, BT point, wood effect flooring, two radiators.

Study 7'5" (2.26m) x 6'0" (1.83m)
Front elevation double glazed window, wood effect flooring, radiator.

Kitchen/Diner 16'3" (4.95m) x 11'8" (3.56m)
Rear elevation double glazed window, rear elevation double glazed double doors to patio, a range of eye and base level units with rolled edge work surfaces, inset stainless steel sink and drainer, built in four ring hob and oven with extractor hood over, integrated upright fridge/freezer, integrated dishwasher, tiled flooring, part tiled walls, radiator.

Utility Room 7'8" (2.34m) x 7'9" (2.36m)
A range of eye and base level units with rolled edge work surfaces, space and plumbing for washing machine, space for tumble dryer, tiled flooring, radiator.

Downstairs Cloakroom
Low level WC, corner wash hand basin with storage space, tiled flooring.

First Floor Landing
Side elevation double glazed window, loft hatch, doors to all first floor rooms.

Master Bedroom 11'4" (3.45m) x 10'9" (3.28m)
Front elevation double glazed window, built in wardrobe with hanging and shelving space, radiator.

Bedroom Two 10'9" (3.28m) x 10'4" (3.15m)
Rear elevation double glazed window, radiator.

Bedroom Three 8'3" (2.51m) x 7'9" (2.36m)
Front elevation double glazed window, radiator.

Bathroom 8'8" (2.64m) x 7'5" (2.26m)
Rear elevation double glazed frosted window, low level WC, built in wash hand basin with storage space, panel enclosed bath with shower attachment over, built in airing cupboard, tiled flooring, part tiled walls, extractor fan, heated towel rail.

Outside

To The Front
Courtesy path to front door.

To The Rear
Mainly laid to lawn, patio social area, side gate.

Parking
Private drive with parking for two vehicles.



appointment to view

date: time:

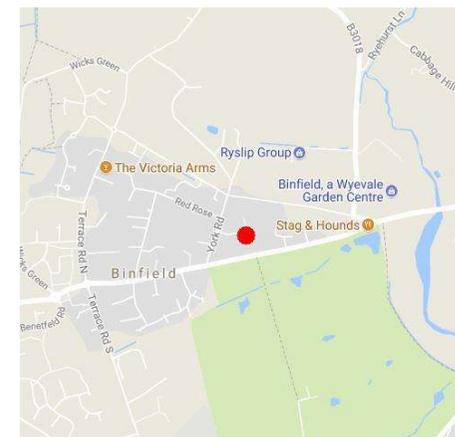
viewing with...

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sears agent:



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full property
details



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we're here to help

If you've any further questions, please speak to this property's dedicated agent directly:

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