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3 Bedroom Semi-Detached
York Road, Binfield,
Berkshire RG42 5JY

Price £450,000

Freehold



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**** CHARM & CHARACTER WITH NO ONWARD CHAIN **** An incredibly attractive and well presented three bedroom Victorian home set in the heart of Binfield Village. The property is deceptive from the front and offers a generous amount of living space, this includes are large living/dining room.

helping you get a move on!

about the property...

**** CHARM & CHARACTER WITH NO ONWARD CHAIN **** An incredibly attractive and well presented three bedroom Victorian home set in the heart of Binfield Village. The property is deceptive from the front and offers a generous amount of living space, this includes are large living/dining room, kitchen/dining room, separate utility with study space and downstairs w.c. Upstairs there are three double bedrooms set on a split level with the added benefit of a separate shower room and separate bathroom. Throughout the property there is a wealth of charm and character with original sash windows, open fireplace and a bespoke kitchen. Outside there is off road parking for two vehicles, rear garden with summer house and views from the first floor. Set in the heart of the Village makes it an ideal location for anyone looking of the Village lifestyle. Binfield has a great sense of community along with an impressive amount of amenities.

Entrance -

Doors to all ground floor rooms, oak flooring.

Downstairs Cloakroom -

Side elevation double glazed window, low level WC, pedestal hand wash basin, oak flooring, radiator.

Living/Dining Room - 22'3" (6.78m) x 13'0" (3.96m)

Front elevation single glazed sash window, side elevation single glazed window, feature open fireplace with wooden mantle surround, cast iron backing, TV point, BT point, built in under stairs cupboard, oak flooring, two radiators.

Kitchen/Diner - 17'3" (5.26m) x 15'3" (4.65m)

Rear elevation double glazed window, rear elevation double glazed door, side elevation double glazed window, a range of eye and base level units with oak work surfaces, inset stainless steel sink, built in six ring hob and double oven with extractor hood above, space for dishwasher, American upright fridge/freezer, tiled flooring, radiator.

Utility Room/Study - 9'0" (2.74m) x 7'8" (2.34m)

Rear elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, space for washing machine, space for tumble dryer, built in storage, study space, BT point, oak flooring, radiator.

First Floor Landing -

Built in airing cupboard, loft hatch, doors to all first floor rooms,

Master Bedroom - 13'0" (3.96m) x 11'5" (3.48m)

Front elevation single glazed sash window, side elevation single glazed window, TV point, radiator.

Bathroom -

Side elevation single glazed frosted window, low level WC, pedestal wash hand basin, panel enclosed bath with shower attachment over, part tiled walls, two heated towel rails.

Second Floor Landing -

Doors to all second floor rooms.

Bedroom Two - 14'0" (4.27m) x 8'7" (2.62m)

Rear elevation double glazed window, radiator.

Bedroom Three - 14'0" (4.27m) x 8'0" (2.44m)

Rear elevation double glazed window, TV point, BT point, radiator.

Shower Room -

Front elevation double glazed frosted window, low level WC, pedestal hand wash basin, shower cubicle with attachment over, part tiled walls. heated towel rail.

Outside -

Front -

Courtesy path to front door.

Rear -

Mainly laid to lawn with patio area, side gate, large summer house light and power.



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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