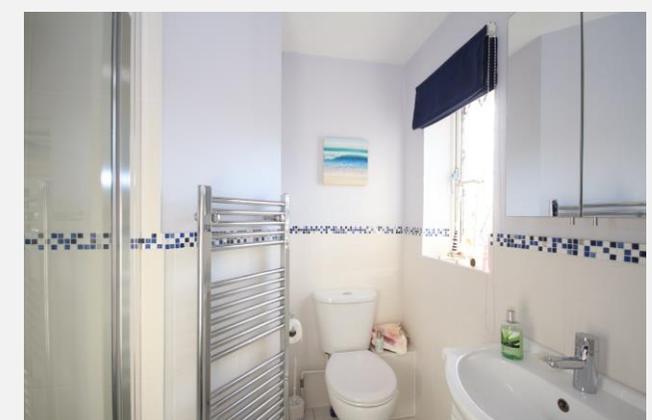




**** SITUATED IN THE HEART OF THE VILLAGE **** Unique to the market is this four bedroom detached family home, owned since new and arrives to the market for the first time since 1987. Offering a generous amount of living accommodation which includes two reception rooms and a large kitchen breakfast room. Upstairs there are four bedrooms with the Master bedroom boasting and En-Suite shower room along with main family bathroom. The property itself offers a huge amount of scope and potential allowing any perspective buyer to put their mark on the property. Outside there is a generous rear garden, off road parking and a large double garage. Situated in the heart of Binfield Village and down a no through road makes it an ideal location. The property comes with a completed chain.

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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.



Large Detached Family Home



Scope & Potential



Four Bedrooms



Double Garage



Two Reception Rooms



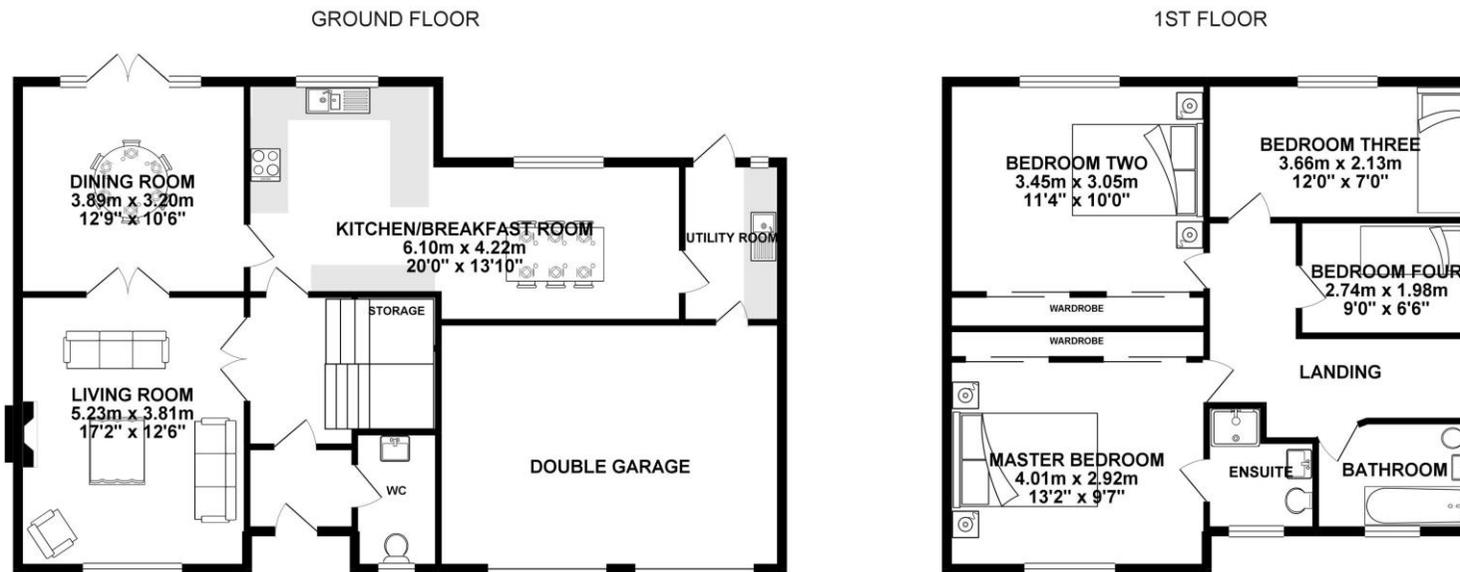
Off Road Parking



Sought After Location



Large Kitchen Breakfast Room



EPC ratings:

CTax band:





Entrance

Porch glazed window, wooded effect flooring, door to all ground floor rooms.

Entrance Hall

Stairs rising to first floor, built in storage cupboard, doors to all ground floor rooms, wood effect flooring.

Downstairs WC

Front elevation double glazed frosted window, low level WC, floating hand wash basin, tiled flooring, radiator.

Living Room 17'2" (5.23m) x 12'6" (3.81m)

Front elevation double glazed window, side elevation double glazed window, feature gas fireplace with wooden mantle surround and marble backing and hearth, TV point, BT point, radiator.

Dining Room 12'9" (3.89m) x 10'6" (3.2m)

Side elevation double glazed window, rear elevation double glazed door to patio, radiator.

Kitchen 20'0" (6.1m) x 13'10" (4.22m)

Rear elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, inset stainless steel sink and drainer, four ring hob with extractor hood above, built in double oven, space for dishwasher, space for low level fridge, part tiled walls, tiled flooring.

Breakfast Room

Rear elevation double glazed window, tiled flooring, radiator.

Utility Room

Rear elevation double glazed window, rear elevation double glazed door, a range of eye and base level units with rolled edge work surfaces, inset stainless steel sink, space for washing machine, space for tumble dryer, space for upright fridge/freezer, door to garage.

First Floor Landing

Doors to all first floor rooms, loft hatch, built in airing cupboard.

Master Bedroom

13'2" (4.01m) x 9'7" (2.92m)

Front elevation double glazed window, built in wardrobe with hanging space and shelving, TV point, radiator.

En Suite

Front elevation double glazed frosted window, low level WC, built in hand wash basin, shower cubicle with attachment.

Bedroom Two 11'4" (3.45m) x 10'0" (3.05m)

Rear elevation double glazed window, built in wardrobe with hanging space and shelving, TV point, radiator.

Bedroom Three 12'0" (3.66m) x 7'0" (2.13m)

Rear elevation double glazed window, radiator.

Bedroom Four 9'0" (2.74m) x 6'6" (1.98m)

Side elevation double glazed window, radiator.

Bathroom

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

Outside

Front

Mainly laid to lawn with courtesy path to front door.

Rear

Mainly laid to lawn with patio area and side gate.

Garage

Double garage with light and power.

Parking

Driveway parking for two vehicles.



appointment to view

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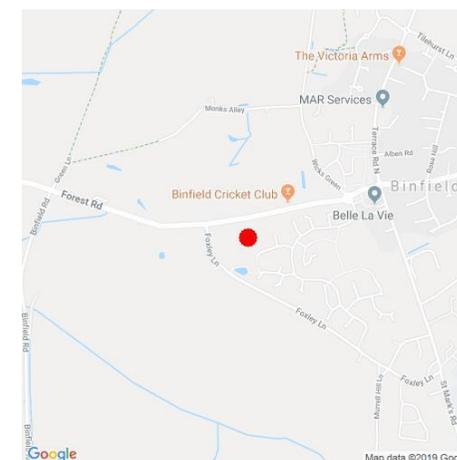
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owner:

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scan with your smartphone or tablet for 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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