



**sears**  
property, clear & simple

3 Bedroom End Terrace  
Binfield Road, Bracknell  
Berkshire RG42 2AW

Price £350,000

Freehold



*scan to view full details*



\*\*\* CLOSE TO TOWN CENTRE WITH PLANNING PERMISSION FOR LARGE EXTENSION \*\* Set only a short walk to Bracknell Town Centre and in the popular Priestwood area is this three bedroom end terrace Victorian family home. The property is full of character from the build period including open fireplaces.

*helping you get a move on!*

## about the property...

**\*\* CLOSE TO TOWN CENTRE WITH PLANNING PERMISSION FOR LARGE EXTENSION \*\*** Set only a short walk to Bracknell Town Centre and in the popular Priestwood area is this three bedroom end terrace Victorian family home. The property is full of character from the build period including open fireplaces in the reception rooms and original layout. This is an ideal purchase for anyone looking for a project with planning permission granted for a two story side extension, which will double the size of the current footprint. Other features include:- 13ft living room, 12ft dining room, re-fitted kitchen, re-fitted bathroom, large enclosed rear garden, wood cabin currently used as a cinema room, garage and off road parking.

### Living Room - 13'4" (4.06m) x 11'11" (3.63m)

Front elevation double glazed bay window, log burner, TV point, wood flooring.

### Lobby -

Door to dining room, stairs rising to first floor, wood flooring.

### Dining Room - 11'11" (3.63m) x 10'11" (3.33m)

Rear elevation double glazed window, open fireplace, under stairs storage cupboard, wood flooring, radiator.

### Kitchen - 9'11" (3.02m) x 7'4" (2.24m)

Side elevation double glazed window, side elevation door, a range of eye and base level units with rolled edge work surfaces, stainless steel sink and drainer with mixer tap over, integrated oven and hob, integrated fridge, integrated dishwasher, space and plumbing for washing machine, vinyl flooring.

### Bathroom -

Side elevation double glazed frosted window, low level WC, pedestal sink with twin taps over, panel enclosed bath with shower attachment over, fully tiled walls, tiled flooring, radiator.

### First Floor Landing -

Doors to master bedroom and bedroom two.

### Master Bedroom - 12'0" (3.66m) x 10'11" (3.33m)

Front elevation double glazed window, radiator.

### Bedroom Two - 12'0" (3.66m) x 10'9" (3.28m)

Rear elevation double glazed window, fitted wardrobe with hanging space and shelving, radiator, door to bedroom three.

### Bedroom Three - 9'11" (3.02m) x 7'5" (2.26m)

Side elevation double glazed window, heated towel rail.

### To The Front -

Driveway parking for two vehicles.

### To The Rear -

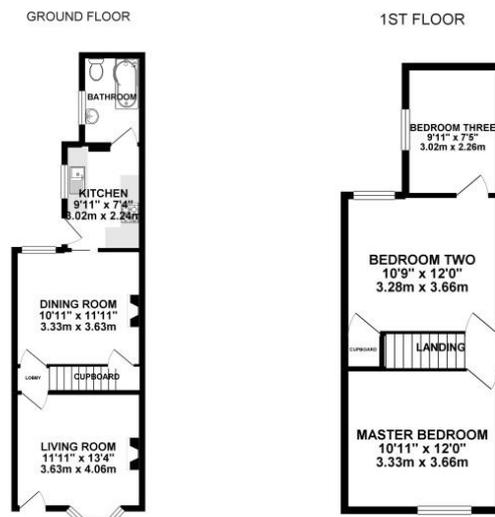
Mainly laid to lawn with patio area and cinema cabin.

### Wood Cabin - 15'8" (4.78m) x 9'1" (2.77m)

Two front elevation double glazed windows, Front elevation double glazed French doors, light and power. Current set up as cinema room but perfect for home office.

### Garage -

With barn doors, rear elevation window and door to garden.



**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...*

**01344 481111**  **12 High Street, Bracknell, Berkshire RG12 1LL**

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