

Buchanan Way, Binfield

Price  
£2,000

To Let



**\*\*MODERN & SPACIOUS\*\***  
A four bedroom semi-detached townhouse located in a quiet cul de sac within Binfield village. The property comprises: Entrance hall, living room, downstairs cloakroom, kitchen/dining room with bay window and door leading to rear enclosed garden, stairs to first floor, three bedrooms and bathroom, stairs to second floor landing, built in wardrobe, master bedroom with fitted wardrobe, ensuite shower room. The property further benefits from driveway parking and garage. Available 5th June 2021 on an unfurnished basis.

*\*\*MODERN & SPACIOUS\*\* A four bedroom semi-detached townhouse located in a quiet cul de sac within Binfield village. The property benefits from spacious kitchen/dining room, master bedroom with en-suite, off road parking and garage. Available 5th June 2021 on an unfurnished basis.*





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



Four Bedroom Semi-Detached Townhouse



Garage and Driveway Parking



Living Room



Private Rear Garden



Kitchen/Dining Room



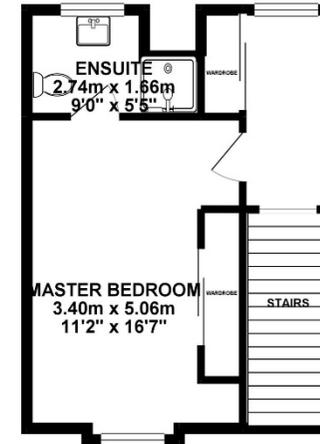
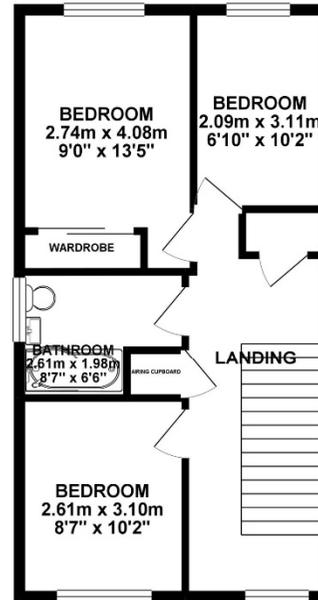
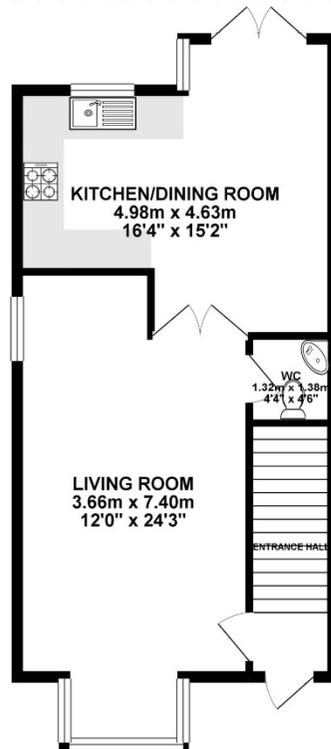
Unfurnished



Master Bedroom with En-Suite



Available 5th June 2021



EPC ratings: **B/**

CTax band: **Unk**





### Entrance Hall

Stairs leading to first floor, wood effect flooring, radiator.

### Living Room 21'5" (6.53m) x 12'4" (3.76m)

Front elevation double glazed bay window, side elevation double glazed window, radiator, TV point, wood effect flooring, understairs storage cupboard.

### Kitchen/Dining Room 13'0" (3.96m) x 15'2" (4.62m)

Rear elevation double glazed french doors leading to garden, rear elevation double glazed window, a range of eye and base level units with wood effect surfaces, inset stainless steel sink and drainer, built in four ring gas hob with extractor hood, built in grill and separate oven, integrated fridge freezer, washing machine and dishwasher, tiled flooring, radiator.

### Downstairs Cloakroom

low level WC, corner wash hand basin, tiled floor, radiator.

### First Floor Landing

Front elevation double glazed window, built in airing cupboard, storage cupboard.

### Bedroom Two 13'5" (4.09m) x 8'8" (2.64m)

Rear elevation double glazed window, built in wardrobe with hanging space, radiator.

### Bedroom Three 8'7" (2.62m) x 8'9" (2.67m)

Front elevation double glazed window, radiator.

### Bedroom Four 10'11" (3.33m) x 6'2" (1.88m)

Rear elevation double glazed window, radiator.

### Bathroom 8'7" (2.62m) x 6'6" (1.98m)

Side elevation double glazed frosted window, low level WC, vanity unit with wash basin with corner mixer tap. P-shaped bath with shower over,

### Second Floor Landing

Rear elevation velux window, built in wardrobe with hanging space.

### Master Bedroom 16'9" (5.11m) x 11'2" (3.4m)

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

### En-Suite

Rear elevation double glazed velux window, low level WC, wash hand basin, walk in shower cubicle, heated towel radiator.

### Outside

#### To the Front

Courtesy footpath leading to front door

#### To the Rear

Patio area, mainly laid to lawn, side gate, side access to garage

#### Parking

Driveway parking for three cars

#### Garage

Single garage



## appointment to view

date: ..... time: .....

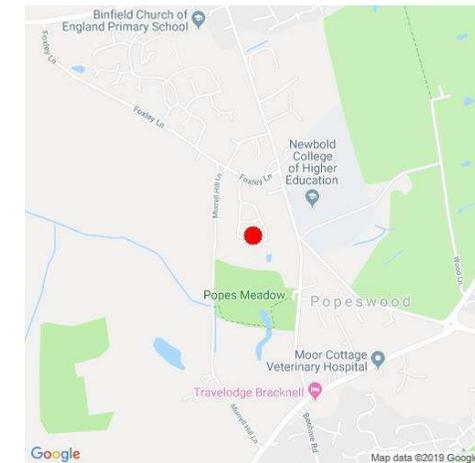
viewing with...

owner: .....

sears agent: .....



## locate the property



scan with your smartphone or tablet for full property details



THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. ALL STATEMENTS IN THESE DETAILS ARE MADE WITHOUT LIABILITY ON THE PART OF SEARS PROPERTY OR THE SELLER.

THEY SHOULD NOT BE RELIED UPON AS A STATEMENT OR REPRESENTATION OF FACT AND, ALTHOUGH BELIEVED TO BE CORRECT, ARE NOT GUARANTEED AND FORM NO PART OF AN OFFER OR CONTRACT.

ANY INTENDING BUYERS MUST SATISFY THEMSELVES AS TO THEIR CORRECTNESS. PLEASE NOTE THAT ALL APPLIANCES AND HEATING SYSTEMS ARE NOT TESTED BY SEARS PROPERTY AND THEREFORE NO WARRANTIES CAN BE GIVEN AS TO THEIR GOOD WORKING ORDER.



## we're here to help

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

Daniel Sear on 01344 481111

01344 481111

12 High Street, Bracknell, Berkshire RG12 1LL

searsproperty.co.uk hello@searsproperty.co.uk find sears property on facebook @searsproperty

REGISTERED OFFICE: 73 HIGH STREET, ALDERSHOT, HAMPSHIRE, GU11 1BY. REGISTERED IN ENGLAND AND WALES NO. 07158638 VAT NO. 989485042

rightmove.co.uk

PrimeLocation.com

Zoopla.co.uk

sears select by sears property

