



**** EXTENDED & IMPROVED **** A handsome and well presented four bedroom detached family home situated in the desirable area of Amen Corner Binfield. This great family home has over the years been extended and improved to create a generous amount of living space. Downstairs the property boasts a single story extension which provides a fantastic open plan kitchen diner with family area. Downstairs you will also find the formal living room along with w.c and utility. Upstairs there are four good size bedrooms with the master bedroom benefiting from an En-Suite shower room. Outside there is a generous plot wrapping around the property providing a high level of privacy, the gardens are incredibly well presented and landscaped, to the side there is a large double garage with off road parking along with the added benefit of a home studio in the garden. Situated only a short walk from the local copse along with being in reach of both Binfield village and the new Bracknell town centre makes it an ideal location to live.

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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



Large Corner Plot



Four Bedrooms



Double Garage



Extended & Improved



Driveway Parking



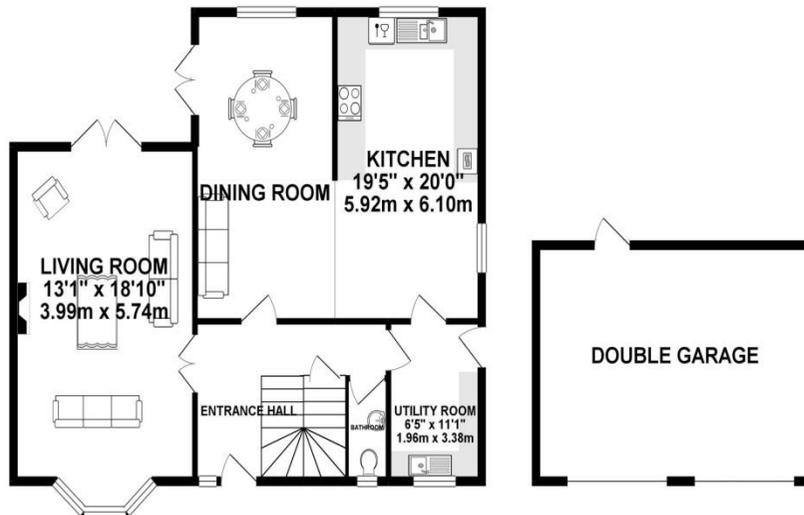
Large Kitchen Diner



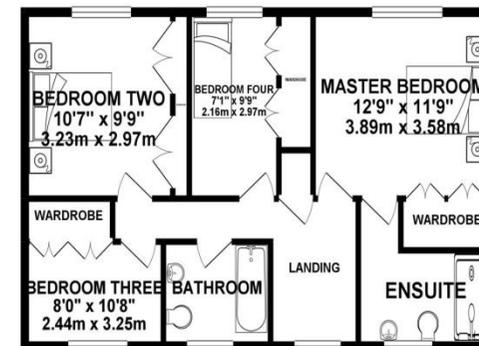
Sought After Location



GROUND FLOOR



1ST FLOOR



EPC ratings: **C**

CTax band: **Yellow**





Entrance

Doors to all ground floor rooms, stairs rising to first floor, BT point, built in under stairs cupboard, radiator.

Downstairs WC

Front elevation double glazed frosted window, low level WC, built in hand wash basin, radiator.

Living Room 18'10" (5.74m) x 13'1" (3.99m)

Front elevation double glazed Bay window, rear elevation double glazed double doors to patio, feature gas fireplace with stone backing, mantle and surround, TV point, two radiators.

Kitchen/Diner/Family Room 20'0" (6.1m) x 19'5" (5.92m)

Kitchen Area

Rear elevation double glazed window, side elevation double glazed window, a range of eye and base level units with granite work surfaces, inset sink and drainer with mixer tap over, built in four ring hob with extractor hood above, built in double oven, integrated dishwasher, space for upright fridge/freezer, part tiled walls.

Dining Area

Rear elevation double glazed window, side elevation double glazed double doors to patio, radiator.

Snug Area

Side elevation double glazed window, wood effect flooring, radiator.

Utility Room 11'1" (3.38m) x 6'5" (1.96m)

Front elevation double glazed window, side elevation double glazed door to garden, a range of eye and base level units with rolled edge work surfaces, inset stainless steel sink and drainer with mixer tap over, space for washing machine, space for tumble dryer.

First Floor Landing

Front elevation double glazed French window, built in airing cupboard, loft hatch, doors to all first floor rooms.

Master Bedroom

12'9" (3.89m) x 11'9" (3.58m)
Rear elevation double glazed window, built in wardrobe with hanging space and shelving, radiator.

En Suite

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

Bedroom Two 10'7" (3.23m) x 9'9" (2.97m)

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

Bedroom Three 10'8" (3.25m) x 8'0" (2.44m)

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

Bedroom Four 9'9" (2.97m) x 7'1" (2.16m)

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

Bathroom

Front elevation double glazed frosted window, low level WC, built in hand wash basin, panel enclosed bath with mixer tap and attachment over, part tiled walls, heated towel rail.

Outside

To the Front

Mainly laid to lawn, courtesy path to front door, flower beds, hedge borders.

To the Rear

Private and enclosed rear garden, mainly laid to lawn with patio area, side gate, mature flower beds and borders.

Home Studio - Office

Front elevation glazed window, insulated with light and power. An ideal home studio or office.



appointment to view

date: time:

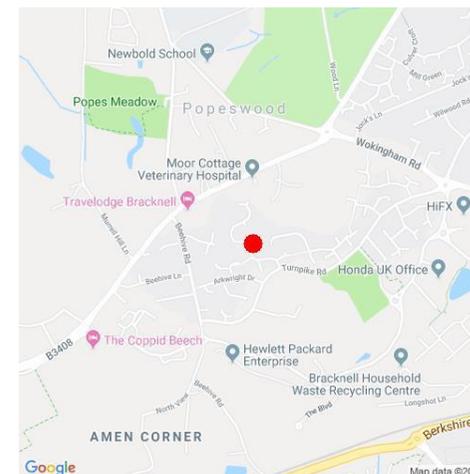
viewing with...

owner:

sears agent:



locate the property



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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