



**** HIGHLY SOUGHT AFTER LOCATION ****
Situated in one of the most prestigious roads in Binfield is this four bedroom detached family home. Built by the current owners in 2009 the property offers generous living space which includes a large living dining room, generous sized open plan kitchen diner, family room along with downstairs w.c and utility. Upstairs there are four good sized bedrooms with both master bedroom and bedroom two boasting En-Suite bathrooms. Outside the property offers a large south facing rear garden, large frontage with parking for five vehicles along with single garage with light and power. The property is highly energy efficient and has been well insulated throughout, solid oak floors, granite window ledges and very high ceilings finishing of the property in a high spec manner. The great thing about this property is that it still offers a huge amount of scope and potential (STPP). The Village of Binfield is a highly sought after area and in particular this road, the Village itself offers a great sense of community along with a healthy array of amenities.

**** HIGHLY SOUGHT AFTER LOCATION **** Situated in one of the most prestigious roads in Binfield is this four bedroom detached family home. Built by the current owners in 2009 the property offers generous living space which includes a large living dining room, generous sized open plan kitchen diner.





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 Bedrooms



Sought After Location



Detached Family Home



Two En-Suites



Generous Living Accommodation



Solid Oak Flooring



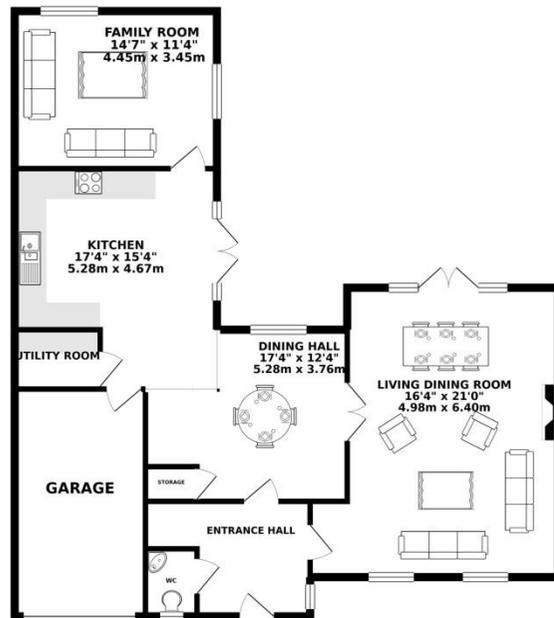
Large South Facing Garden



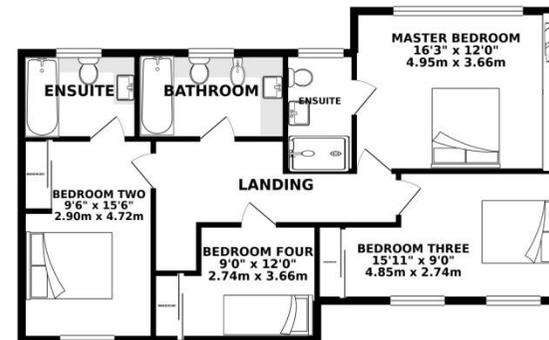
Scope & Potential (STPP)



GROUND FLOOR



1ST FLOOR



EPC ratings: /

CTax band: Unk





Entrance

Side elevation double glazed window, stairs rising to first floor, doors to all ground floor rooms, oak flooring, radiator.

Downstairs WC

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

Living Room 21'0" (6.4m) x 16'4" (4.98m)

Two front elevation double glazed windows, rear elevation double glazed double doors to patio, feature gas fireplace with marble backing, surround and hearth, TV point, BT point, oak flooring, three radiators.

Dining Area 17'4" (5.28m) x 12'4" (3.76m)

Rear elevation double glazed window, built in under stairs storage, oak flooring, radiator.

Kitchen 17'0" (5.18m) x 15'4" (4.67m)

Side elevation double glazed double doors to patio, side elevation double glazed window, a range of eye and base level units with granite work surfaces, inset stainless steel sink and drainer with mixer tap over, built in five ring hob and double oven with extractor hood above, integrated dishwasher, space for upright fridge/freezer, oak flooring.

Family Home 14'7" (4.45m) x 11'4" (3.45m)

Side elevation double glazed window, rear elevation double glazed window, TV point, oak flooring, two radiators.

Utility Room

A range of eye and base level units with rolled edge work surfaces, space for washing machine, space for tumble dryer, wall mounted boiler, tiled flooring.

First Floor Landing

Doors to all first floor rooms, loft hatch.

Master Bedroom 16'3" (4.95m) x 12'0" (3.66m)

Rear elevation double glazed window, TV point, radiator.

En Suite

Side elevation double glazed frosted window, low level WC, floating hand wash basin with mixer tap over, separate double cubicle with attachment over, fully tiled walls, tiled flooring, heated towel rail.

Bedroom Two 15'6" (4.72m) x 9'6" (2.9m)

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

En Suite

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

Bedroom Three 15'11" (4.85m) x 9'0" (2.74m)

Two front elevation double glazed windows, built in wardrobe with hanging space and shelving, TV point, wood effect flooring, radiator.

Bedroom Four 12'0" (3.66m) x 9'0" (2.74m)

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

Bathroom

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

Outside

To the Front

Shrub borders, walled entrance, mature hedge borders, courtesy path to front door,

To the Rear

Large 100 ft private and enclosed rear garden, rear gate, mainly laid to lawn with large patio area, side gate, mature hedge borders.

Parking

Private parking for six vehicles.



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

