



**** UNIQUE OPPORTUNITY ****
Offering a large amount of scope and potential is this four bedroom detached family home, situated in the highly desirable Village of Binfield and located within the heart of the community makes it a highly desirable location. The property itself is generous in its proportions offering four reception rooms and four bedrooms. The most intriguing element to this property is the large amount of scope and potential that it offers, set in approximately quarter of an acre of gardens the options are endless. To the front of the property there is parking for upto ten vehicles along with the benefits of a large side section and single garage. Binfield Village offers a great sense of community along with excellent schools, transport links and local amenities.

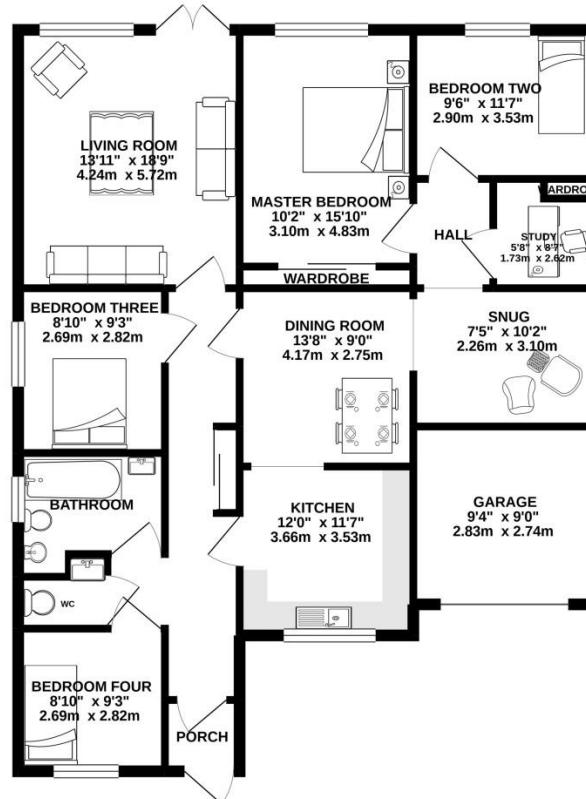


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Binfield is a village in the Royal County of Berkshire that has pockets of interesting history dating back to the Iron Age, now home to 7475 people which is more than the Saxons when they lived here. The village links with many famous people from Henry VIII when he stayed at the Stag & Hounds when it was a hunting lodge and also used by Queen Elizabeth I, 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 Bungalow
- 📍 Scope & Potential
- 📍 Four Bedrooms
- 📍 Extensive Off Road Parking
- 📍 Four Reception Rooms
- 📍 Highly Sought After Location
- 📍 Large Gardens
- 📍 Binfield



EPC ratings: /
CTax band: Unk



Entrance

Porch entrance, doors to all rooms, built in storage cupboard, built in airing cupboard, loft hatch, two radiators.

Living Room 13'11" (4.24m) x 18'9" (5.72m)
Rear elevation double glazed window, rear elevation double glazed double doors to garden, BT point, TV point, two radiators.

Kitchen 11'7" (3.53m) x 12'0" (3.66m)
Front elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, inset stainless steel sink and drainer, built in four ring hob with extractor fan over, built in high level double oven, space for washing machine, space for tumble dryer, space for dish washer, space for upright fridge freezer, radiator.

Diner 13'8" (4.17m) x 9'0" (2.74m)
BT point, radiator.

Snug 10'2" (3.1m) x 7'5" (2.26m)
Side elevation double glazed single door, light port, radiator.

Inner Hall
Doors to all rooms.

Master Bedroom 15'10" (4.83m) x 10'2" (3.1m)
Rear elevation double glazed window, BT point, built in wardrobe with hanging space and storage, radiator.

Bedroom Two 9'6" (2.9m) x 11'7" (3.53m)
Rear elevation double glazed window, side elevation double glazed window, built in wardrobe with hanging space and storage, BT point, radiator.

Study 8'7" (2.62m) x 5'9" (1.75m)
Side elevation double glazed window, radiator.

Bedroom Three
9'3" (2.82m) x 8'10" (2.69m)
Front elevation double glazed window, side elevation double glazed window, built in wardrobe with hanging space and storage, BT point, radiator.

Bedroom Four 9'3" (2.82m) x 8'10" (2.69m)
Side elevation double glazed window, BT point, radiator.

Bathroom
Side elevation double glazed frosted window, low level WC, pedestal hand wash basin, panel enclosed bath with shower attachment over, part tiled walls, radiator.

WC
Low level WC, built in hand wash basin, radiator.

Outside

To the Front
Courtesy path to entrance with mature hedge border.

To the Rear
Mainly laid to lawn garden surrounded by mature hedge border and mature trees.

Side Garden
Mainly laid to lawn side garden.

Parking
Parking available for ten 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



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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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