



** DETACHED FAMILY HOME IN KINGS ACADEMY CATCHMENT
** Located in a highly sought after residential area is this well presented five bedroom detached family home which boasts a wealth of features and benefits to include:- Two reception rooms, 16ft re-fitted kitchen, downstairs cloakroom, En-Suite shower room, re-fitted family bathroom, driveway parking and an integral garage. The property is available from 1st of September 2019 on an unfurnished basis.

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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.



Five Bedrooms



Utility Room



Detached



Downstairs Cloakroom



Two Reception Rooms



Available 1st Of September



16ft Kitchen



Unfurnished



EPC ratings:

C

CTax band:





Entrance Hall

Doors to cloakroom and lounge, real wood flooring, radiator.

Downstairs Cloakroom

Front elevation double glazed frosted window, low level WC, real wood flooring, heated towel rail, wall mounted sink with twin taps over.

Lounge 17'9" (5.41m) x 13'4" (4.06m)

Front elevation double glazed window, real wood flooring, TV point, radiator.

Re-Fitted Kitchen 16'9" (5.11m) x 12'8" (3.86m)

Twin rear elevation double glazed windows, range of eye and base level units with granite work surfaces over, integrated double oven with five burner hob and extractor hood above, integrated dishwasher, one and a half bowl sink and drainer with mixer tap over, tiled flooring, part tiled walls, heated towel rail.

Utility Room 8'2" (2.49m) x 4'10" (1.47m)

Door to garden, range of eye and base level units with rolled edge work surfaces, washing machine, tumble dryer, tiled flooring.

Dining Room 16'5" (5m) x 9'8" (2.95m)

Double glazed French doors to garden, real wood flooring, radiator.

First Floor Landing

Doors to bedrooms and bathroom, access to loft, airing cupboard housing hot water tank and shelving.

Master Bedroom 12'4" (3.76m) x 9'10" (3m)

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

Bedroom Two 10'2" (3.1m) x 7'7" (2.31m)

Front elevation double glazed window, radiator.

En-Suite

Side elevation double glazed frosted window, shower cubicle with mixer shower unit over, low level WC, wall mounted sink with Monobloc over, tiled flooring, part tiled walls.

Bedroom Three 9'1" (2.77m) x 7'9" (2.36m)

Front elevation double glazed window, radiator.

Bedroom Four 7'8" (2.34m) x 7'6" (2.29m)

Rear elevation double glazed window, radiator.

Bedroom Five 7'7" (2.31m) x 7'0" (2.13m)

Re-Fitted Family Bathroom

Rear elevation double glazed frosted window, panel enclosed bath with power shower over, low level WC, pedestal hand wash basin with twin taps over, tiled flooring, part tiled walls, heated towel rail.

Outside

To The Front

Block paved driveway for three vehicles, mature hedge borders and a selection of plants and shrubs.

To The Rear

A low maintenance rear garden, gated side access, brick built shed with light and power, outside tap.



appointment to view

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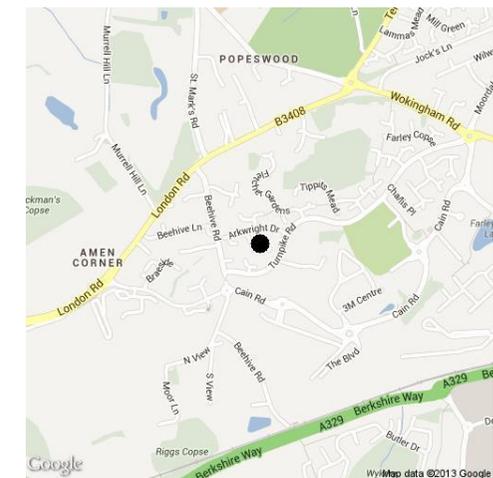
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owner:

sears agent:



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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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