



\*\* CHARACTER & CHARM  
\*\* This unique three bedroom Victorian cottage is located on a quiet road on the outskirts of Binfield Village and offers a wealth of character features including sash windows and vaulted ceilings. Internally the property comprises:- living room, dining room, kitchen/breakfast room, bathroom and three double bedrooms. Externally the property offers an enclosed rear garden which overlooks countryside and a large amount of allocated parking. Available now on an unfurnished basis.

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Bracknell is a town and civil parish in the Borough of Bracknell Forest in Berkshire, England. It lies 11 miles (18 km) to the southeast of Reading, 10 miles (16 km) southwest of Windsor and 30 miles (48 km) west of central London. The town has a population of 52,696.

The town is surrounded, on the east and south, by the vast expanse of Swinley Woods and Crowthorne Woods. Bracknell has two railway stations, Bracknell and Martins Heron, both of which are on the Waterloo to Reading Line, originally built by the London and South Western Railway and now operated by South West Trains. As a consequence of the frequent service on this line, Bracknell is now a major commuter centre with its residents travelling in both directions (westwards to Reading and eastwards to London (Waterloo))



Fully Refurbished



Updated Kitchen



Victorian Semi Detached



Gas Central Heating



Three Double Bedrooms



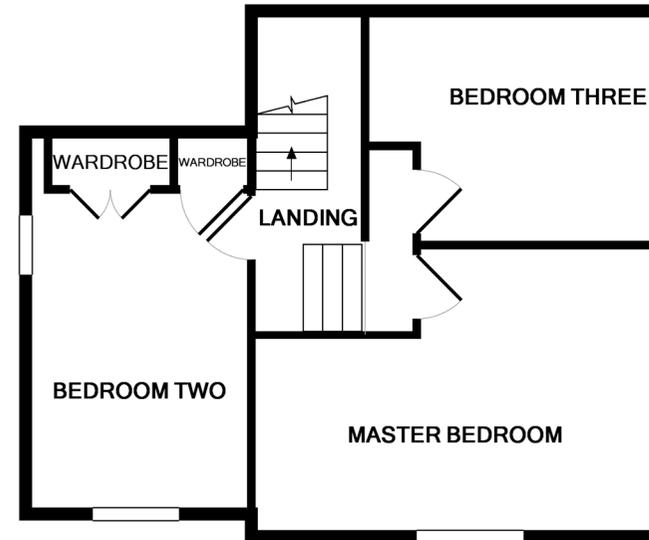
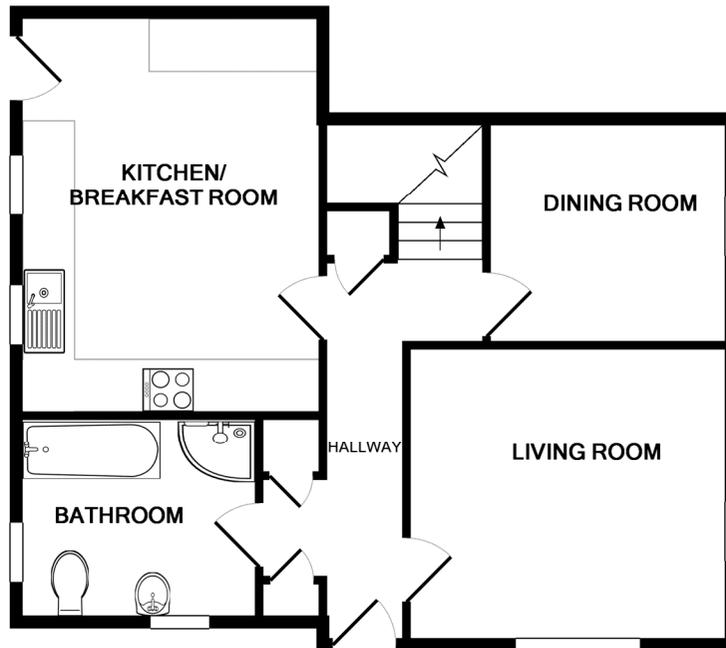
Available Now



Re-Fitted Bathroom



Unfurnished



EPC ratings: 

CTax band: 





#### Entrance Hall

Doors giving access to bathroom, living room, dining room and kitchen/breakfast room.

#### Living Room 12'4" (3.76m) x 11'4" (3.45m)

Dual aspect sash windows, gas radiator, sky point, TV point.

#### Dining Room 9'4" (2.84m) x 8'7" (2.62m)

Side aspect sash window, gas radiator, power points.

#### Bathroom 9'3" (2.82m) x 7'10" (2.39m)

Front aspect frosted sash window, side aspect frosted opening window. A modern four piece suit comprising a low level WC, hand wash basin, panel enclosed bath and separate shower cubicle unit, gas radiator.

#### Kitchen/Breakfast room 15'3" (4.65m) x 11'9" (3.58m)

Two side aspect windows, door giving access to rear garden, a range of eye and base level storage units, rolled edge work surfaces, tiled flooring, four ring hob with oven beneath, fridge freezer, washing machine and dishwasher.

#### First Floor Landing

Doors giving access to three double bedrooms.

#### Master Bedroom 16'0" (4.88m) x 11'0" (3.35m)

Front aspect window, side aspect sash window over looking countryside, vaulted ceilings, gas radiator, power points.

#### Bedroom Two 14'5" (4.39m) x 8'0" (2.44m)

Side aspect window and front aspect sash window over looking countryside, double built in storage cupboard and single built in storage cupboard, gas radiator, power point.

#### Bedroom Three 11'3" (3.43m) x 8'7" (2.62m)

Side aspect window, vaulted ceilings, gas radiator, power points.

#### To The Front

Gates giving access to large amount of allocated parking, courtesy path leading to front door, courtesy path then continuing to garden.

#### To The Rear

Mainly laid to lawn, area of patio suitable for garden furniture, enclosed by wood panel fencing, and brick wall, garden over looking countryside.



## appointment to view

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

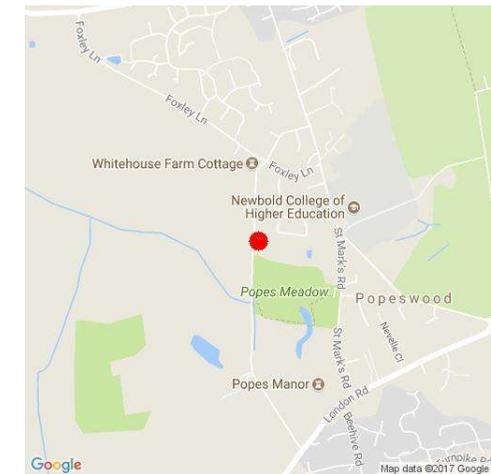
viewing with...

owner: .....

sears agent: .....



## locate the property



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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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