



**Wisteria Cottage, The Courtyard, Terrace Road North,
Binfield,
Berkshire, RG42 5HZ**

OIEO £600,000 Freehold



Offered to the market in show home condition throughout is this tastefully semi-detached bungalow offering a beautiful balance of modern fixtures and fittings, cosy living spaces and amazing views across the fields to the rear. On arrival, entering through electric gates is a fantastic pair of semi-detached chalet bungalows with two allocated parking spaces and visitor spaces. The property comprises entrance hall with storage, cloakroom, bedroom two with ensuite shower room which has underfloor heating, dual aspect living room with French doors out to the garden, an impressive kitchen/dining room with French doors out to a newly laid patio area which is kept to a very high standard. To the first floor there is big master bedroom with built in wardrobes and a lovely ensuite with under floor heating and eaves storage.

Wisteria Cottage is set in a desirable gated courtyard within easy walking distance of Binfield village centre with a real variety of amenities including local shops, public houses and parkland. There is a local bus service, mainline trains from Bracknell and Wokingham which are both nearby and excellent road links to the M4 and M3 motorways.

The front is open plan with parking for two vehicles and space for visitor parking. Gated side access leads to a secluded rear garden comprising patio with the rest laid to lawn and enclosed by timber fencing with a summer house for storage.

- Close to nearby countryside walks & good schools
- Two bedrooms
- Two allocated parking spaces
- Built by Millgate Homes
- Two bathrooms
- Beautiful views





MATERIAL INFORMATION

Part A

Council Tax Band: E

Local Authority: Bracknell Forest Council

Energy Performance Rating: C

The self-managed courtyard shares a charge between the four cottages of c.£43.00 per month which covers a gardener and electric gates and the courtyard lights.

NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Part B

Property construction – Standard form

Services:

Gas - Mains

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Gas Central Heating

Broadband - Connection available (information obtained from

Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 3 Mbps – Highest available upload speed: 0.5Mbps

Superfast - (FTTC) - Highest available download speed: 132 Mbps - Highest available upload speed: 20Mbps

Ultrafast – (FTTP) - Highest available download speed: 1000 Mbps - Highest available upload speed: 1000 Mbps

Mobile Phone Coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom website <https://checker.ofcom.org.uk>

Part C

Flooding

We understand the flood risk summary for the area around the property is considered Very Low risk and for surface water flooding Very Low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Parking

There is allocated parking available at the property



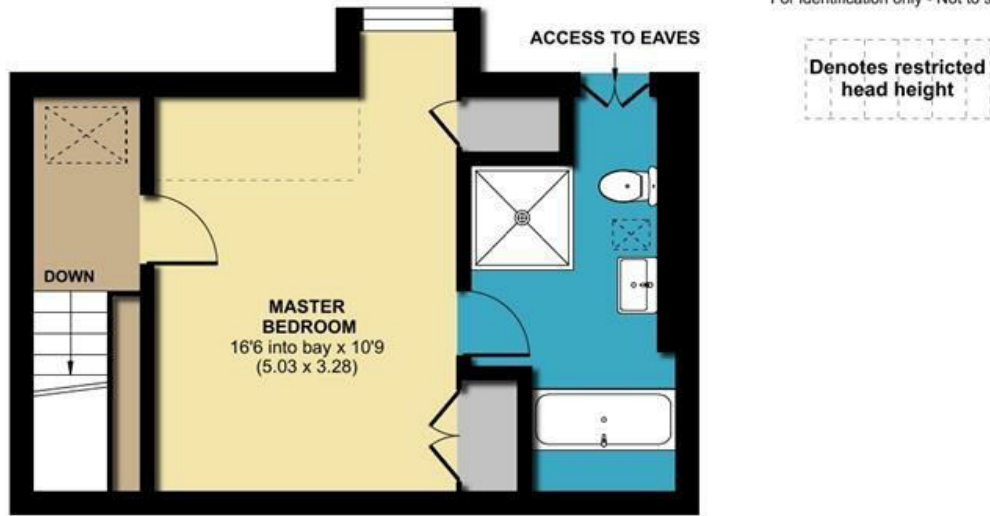
Terrace Road North, Binfield, Bracknell, RG42

Approximate Area = 1020 sq ft / 94.7 sq m

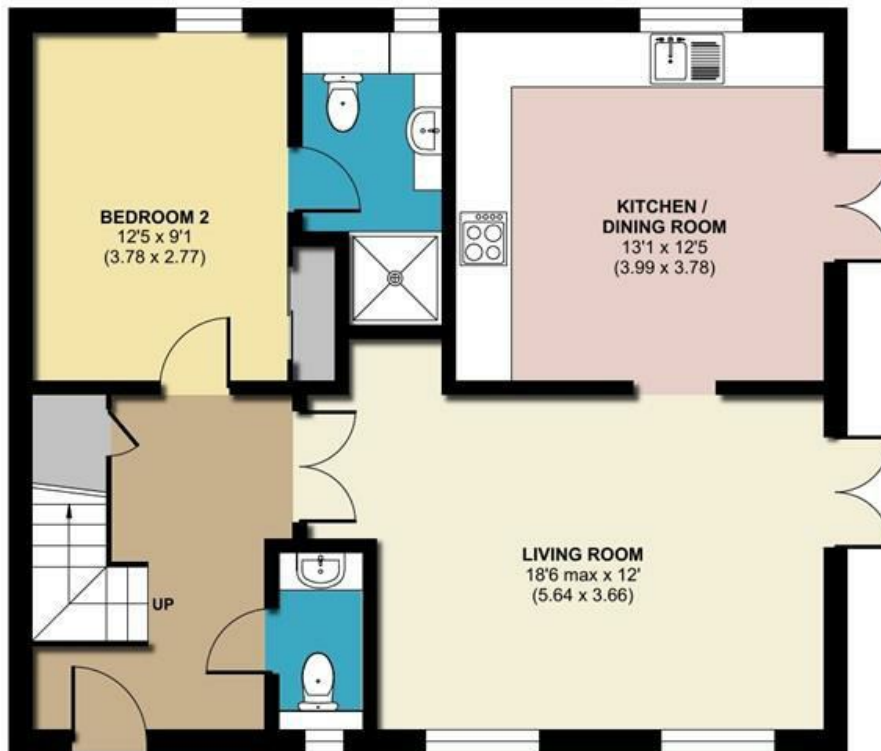
Limited Use Area(s) = 22 sq ft / 2 sq m

Total = 1042 sq ft / 96.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Michael Hardy. REF: 1070980.

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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