



**** BINFIELD **** This spacious four bedroom detached family home located in a quiet cul-de-sac close to Binfield Village. The property benefits from a large amount of living space on the ground floor and four double bedrooms upstairs. The property is available in January 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.



Four Bedroom Detached Family Home



Kitchen/Breakfast Room



Dining Room and Living Room



Conservatory



En-Suite to Master Bedroom



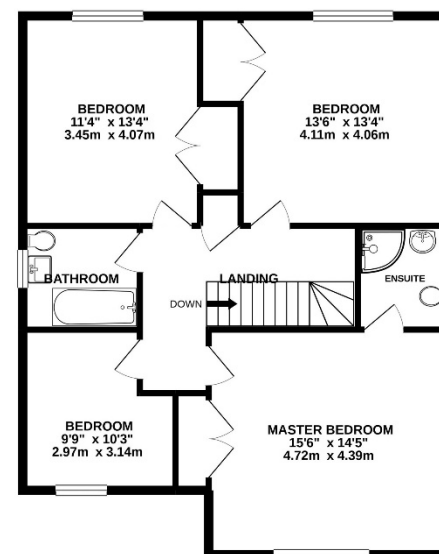
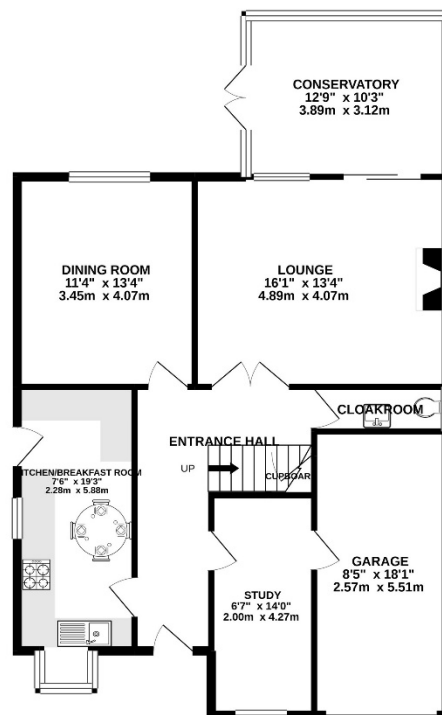
Single Garage with Driveway Parking



Available January 2021



Unfurnished



EPC ratings: /

CTax band: Unk





Entrance Hall

Doors to all rooms on ground floor, stairs to first floor, understairs storage

Kitchen/Breakfast Room 16'10" (5.13m) x 7'11" (2.41m)
Dual elevation double glazed windows, a range of eye and base level units and rolled edge worksurfaces, a four ring gas hob with extractor fan above, double oven, washing machine, fridge and freezer, door leading to side access. sink with drainer and mixer tap over, part tiled walls and tiled flooring.

Living Room 16'1" (4.9m) x 13'4" (4.06m)
Rear elevation double glazed window and sliding patio door leading to conservatory, TV Point, BT point, feature fireplace, carpeted.

Downstairs Cloakroom
Low level WC, wall mounted wash hand basin, extractor fan, radiator.

Dining Room 13'4" (4.06m) x 11'4" (3.45m)
Rear elevation double glazed window, radiator.

Conservatory 13'4" (4.06m) x 11'7" (3.53m)
Side elevation double glazed doors to rear garden, radiators.

Study 14'1" (4.29m) x 6'7" (2.01m)
Front elevation double glazed window, door to garage.

Master Bedroom 15'7" (4.75m) x 14'3" (4.34m)
Front elevation double glazed window, fitted wardrobes, door to en-suite

En-Suite

Side elevation double glazed frosted window, shower cubicle, pedestal wash hand basin, low level wc, tiled flooring and tiled walls.

Bedroom Two
13'6" (4.11m) x 13'5" (4.09m)
Rear elevation double glazed windows, fitted wardrobes, carpeted, radiator.

Bedroom Three 13'4" (4.06m) x 11'5" (3.48m)
Rear elevation double glazed window, fitted wardrobes, radiator, carpeted

Bedroom Four 10'2" (3.1m) x 9'7" (2.92m)
Front elevation double glazed window, radiator, carpeted.

Bathroom
Side elevation double glazed frosted window, panel enclosed bath with shower over, pedestal wash hand basin with mixer tap, low level wc, heated towel rail, part tiled walls and tiled floor.

Outside

To The Front
Driveway parking

To The Rear
A private and enclosed rear garden laid mostly to lawn with an area laid to patio.

Garage
With up and over door, door leading into the study.



appointment to view

date: time:

viewing with...

☐ owner:

☐ sears agent:



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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:

Daniel Sear on 01344 481111

01344 481111

searsproperty.co.uk

hello@searsproperty.co.uk

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@searsproperty

12 High Street, Bracknell, Berkshire RG12 1LL

REGISTERED OFFICE: 73 HIGH STREET, ALDERSHOT, HAMPSHIRE, GU11 1BY. REGISTERED IN ENGLAND AND WALES NO. 07158638 VAT NO. 989485042

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