

£1,750 pcm



## 51 Rose Hill, Binfield, Berkshire. RG42 5LH

- DUAL ASPECT LIVING ROOM
- DINING/FAMILY ROOM
- TWO DOUBLE BEDROOMS
- ATTACHED GARAGE
- LARGE UTILITY ROOM
- QUIET LOCATION
- PET CONSIDERED



## PROPERTY DESCRIPTION

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A spacious detached bungalow located in a small cul de sac close to the centre of the village. The property has a large wrap around garden and is available immediately unfurnished. A pet will be considered



## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### ENTRANCE HALL

UPVC front door, doors to both bedrooms, dining room, bathroom and kitchen, access to loft, single panel radiator, thermostat for central heating

#### KITCHEN

3.27m x 2.76m (10' 9" x 9' 1")

UPVC window with rear aspect, stainless steel sink with mixer tap and drainer, range of eye level cupboards, preparation surface with drawers and cupboards under, fridge/freezer, gas cooker, door leading to utility room, door to airing cupboard

#### UTILITY ROOM

Door to rear garden, gas fired boiler for hot water and central heating, washing machine, space for dryer

#### DINING ROOM

3.60m x 3.32m (11' 10" x 10' 11")

UPVC window with front aspect, double doors to living room, double panel radiator

#### LIVING ROOM

3.33m x 6.34m (10' 11" x 20' 10")

UPVC windows with front and rear aspect, double doors to dining room, two radiators

#### BATHROOM

UPVC window with rear aspect, bath with mixer tap and shower attachment, wash basin with mixer tap, WC, single panel radiator,

### MAIN BEDROOM

4.26m x 3.32m (14' 0" x 10' 11")

UPVC window with front aspect, radiator

### BEDROOM TWO

3.67m x 2.87m (12' 0" x 9' 5")

UPVC window with rear aspect, double panel radiator

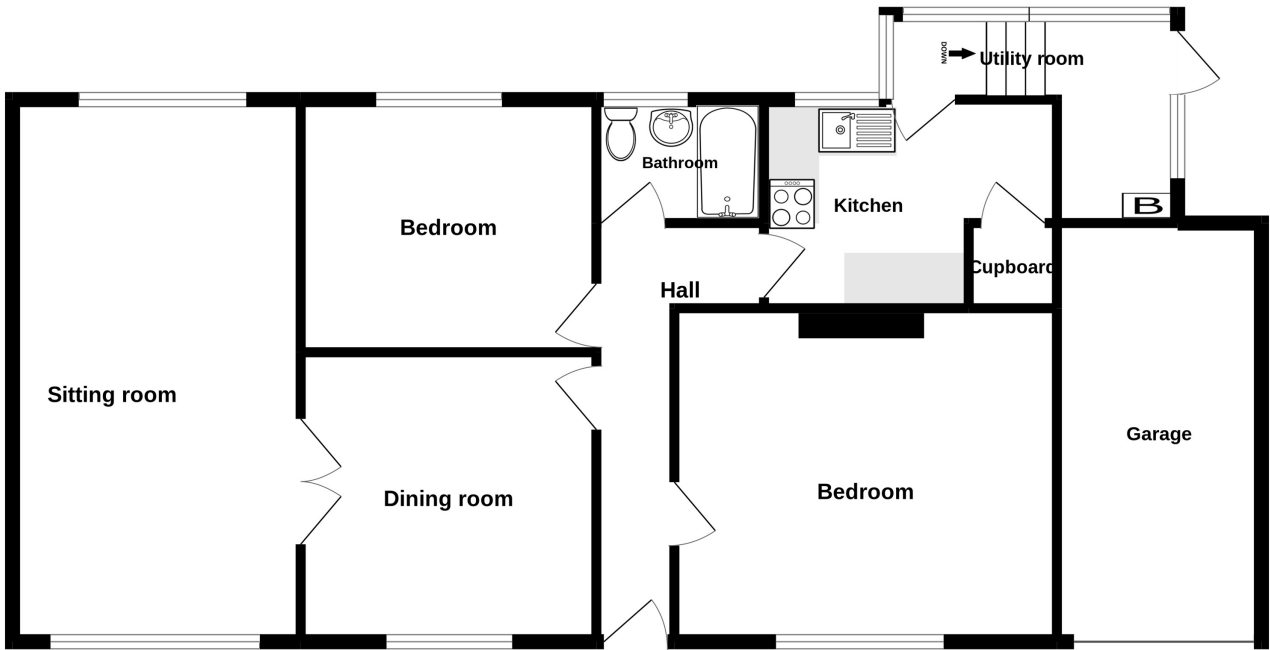
### OUTSIDE

#### GARAGE

With up and over door, light and power



**Ground floor**  
**85.0 sq.m. (915 sq.ft.) approx.**



**TOTAL FLOOR AREA : 85.0 sq.m. (915 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Binfield  
 Forest Road, Binfield, Bracknell, RG42 4HP  
 01344 306010  
 post@keith-gibbs.co.uk