

FOR SALE

£995,000 Freehold



5 Wondesford Dale, Binfield, Berkshire. RG42 5TG

- FIVE DOUBLE BEDROOMS
- RE-FITTED EN-SUITE BATHROOM
- TWO FURTHER BATHROOMS
- RE-FITTED KITCHEN/BREAKFAST & UTILITY ROOM
- INTEGRAL DOUBLE WIDTH GARAGE
- LANDSCAPED REAR GARDEN
- NO ONWARD CHAIN
- CENTRAL VILLAGE LOCATION



PROPERTY DESCRIPTION

An extremely spacious and well presented, detached family home located on this prestigious development at the centre of the village. The property features five double bedrooms, three bathrooms and a re-fitted kitchen/breakfast and utility room and is being sold with the benefit of no onward chain.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

With stairs to first floor, understairs storage cupboard, single panel radiator, access to kitchen/breakfast room, lounge, dining room and study

CLOAKROOM

Window with rear aspect, low flush WC and hand basin with mixer tap

LOUNGE

6.10m x 3.70m (20' 0" x 12' 2") UPVC leaded window with front aspect, recessed lighting, stone fireplace with gas fire, radiators, TV point, double doors to dining room

DINING ROOM

4.30m x 3.2m (14' 1" x 10' 6") Bifold doors to rear garden, wood laminate flooring, recessed lighting, radiator

STUDY

2.75m x 2.60m (9' 0" x 8' 6") UPVC leaded window with front aspect, radiator

KITCHEN/BREAKFAST ROOM

6.35m x 4.20m (20' 10" x 13' 9") A beautifully re-fitted Kitchen/Breakfast Room benefitting from underfloor heating throughout. Fitted with a range of base level cupboards, with pan-drawers and granite worktops over - five-ring gas hob with contemporary extractor fan along with two double ovens in a bespoke unit, 1 1/2 bowl sink unit with mixer tap and waste disposal unit. There are two fridge freezers and a built-in dishwasher. An attractive leaded light window overlooks the rear garden.

UTILITY ROOM

4.70m x 1.85m (15' 5" x 6' 1") The Utility Room is an excellent space offering further storage with side aspect window. There are eye-level and base unit cupboards with granite worktops over, single sink with mixer tap, built-in fridge/freezer, wine rack and space for a washing machine. A door opens to the rear garden and garage.

FIRST FLOOR

MAIN BEDROOM

4.85m x 4.85m (15' 11" x 15' 11") UPVC leaded windows with front and rear aspect, recessed lighting, extensive range of fitted wardrobes along one wall, radiator, air conditioning unit, door to en-suite bathroom

EN-SUITE BATHROOM

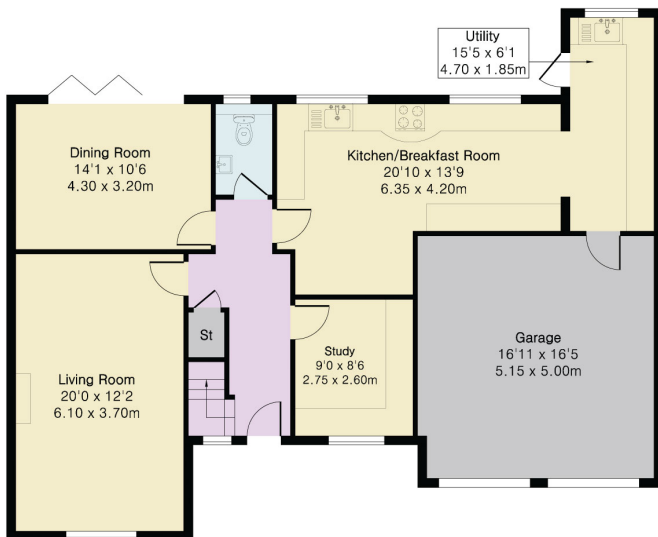
UPVC leaded window with rear aspect, tiled floor with underfloor heating, fully tiled walls,



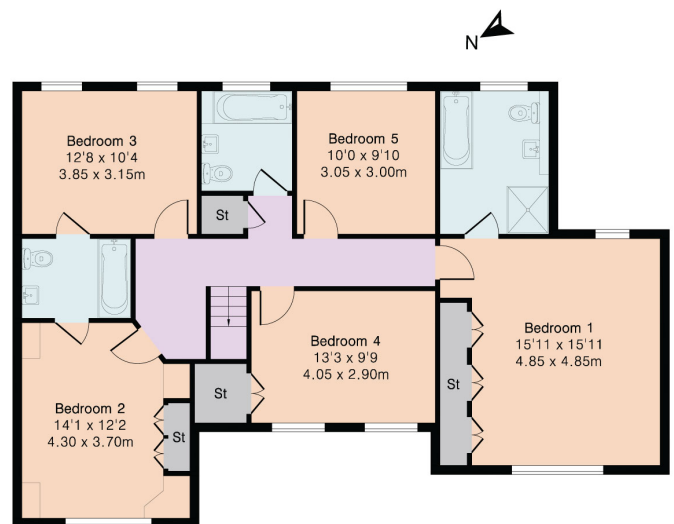
Approximate Gross Internal Area 2427 sq ft - 226 sq m

Ground Floor Area 1276 sq ft – 119 sq m

First Floor Area 1151 sq ft – 107 sq m



Ground Floor



First Floor

