



Keith Gibbs
ESTATE AGENTS

15 Savory Walk, Binfield, Berkshire RG42 4LP

£3,000 pcm

Property Summary

A large detached, four bedroom property which has been extended and improved by the current owners to provide versatile family accommodation. The house is situated in a quiet cul de sac at the heart of the village, within an easy walk of the primary school and all amenities. It is available to rent unfurnished from mid October

Features

- FOUR DOUBLE BEDROOMS
- RE-FITTED BATHROOMS
- RE-FITTED KITCHEN/DINER
- OFFICE AND STUDY
- CONSERVATORY
- DINING/FAMILY ROOM
- DUAL ASPECT LIVING ROOM
- CLOAKROOM
- PARKING FOR SEVERAL VEHICLES
- DOUBLE GARAGE



Room Descriptions

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, doors to office, cloakroom, kitchen/breakfast room, dining/family room and living room, door to understairs storage cupboard, coats cupboard, single panel radiator, coving

OFFICE

4.61m x 2.02m (15' 1" x 6' 8")

UPVC window with side aspect, door to integral garage, roof lantern, double panel radiator

CLOAKROOM

UPVC window with side aspect, WC, hand basin with mixer tap, chrome heated towel rail, extractor fan, tiled floor

UTILITY ROOM

UPVC window with side aspect, roof lanterns, door to side of property, eye level cupboards, extractor fan, wood preparation surface with cupboards under, washing machine, dryer, radiator

RE-FITTED KITCHEN/DINER

5.30m x 3.67m (17' 5" x 12' 0")

UPVC window with rear aspect, French doors to rear garden, roof lanterns, range of eye level cupboards, stainless steel extractor, built in double oven/grill, wood preparation surface, five ring gas hob, butler sink with mixer tap, drawers and cupboards under, water softener, pan drawers, centre island with cupboards under, American style fridge/freezer with cupboards to side, wood floor, double panel radiator

DINING/FAMILY ROOM

2.83m x 3.67m (9' 3" x 12' 0")

UPVC window with rear aspect, Georgian style double doors to living room, coving, double panel radiator

LIVING ROOM

3.98m x 6.79m (13' 1" x 22' 3")

UPVC window with front aspect, French doors to rear garden, double doors to dining/family room and double doors to hall, door to conservatory, coal effect gas fire with wood mantel and surround, coving, two panel radiators

CONSERVATORY

3.44m x 3.28m (11' 3" x 10' 9")

Of UPVC and brick construction with French doors to rear garden, door to study, wood floor, wall lights, electric heater

STUDY

2.57m x 2.26m (8' 5" x 7' 5")

Fitted furniture including desk and shelving, glazed roof

FIRST FLOOR

BEDROOM ONE

4.09m x 3.38m (13' 5" x 11' 1")

UPVC windows with rear aspect, range of fitted wardrobes, open to dressing area with further fitted wardrobes and door to en-suite bathroom, two radiators, coving

RE-FITTED EN-SUITE BATHROOM

UPVC window with side aspect, white suite comprising deep bath with mixer tap and shower over, basin with mixer tap and cupboard under, WC, tiled floor, recessed lighting, chrome heated towel rail, extractor fan

RE-FITTED FAMILY BATHROOM

UPVC window with side aspect, white suite comprising deep bath with mixer tap and shower over, basin with mixer tap, WC, tiled floor, recessed lighting, chrome heated towel rail, extractor fan

BEDROOM TWO

3.01m x 4.40m (9' 11" x 14' 5")

UPVC window with rear aspect, two double fitted wardrobes, coving, radiator

BEDROOM THREE

4.11m x 2.06m (13' 6" x 6' 9")

UPVC window with side aspect, coving, radiator

BEDROOM FOUR

3.98m x 2.23m (13' 1" x 7' 4")

UPVC window with front aspect, coving, radiator

OUTSIDE

DOUBLE WIDTH GARAGE

5.04m x 5.07m (16' 6" x 16' 8")

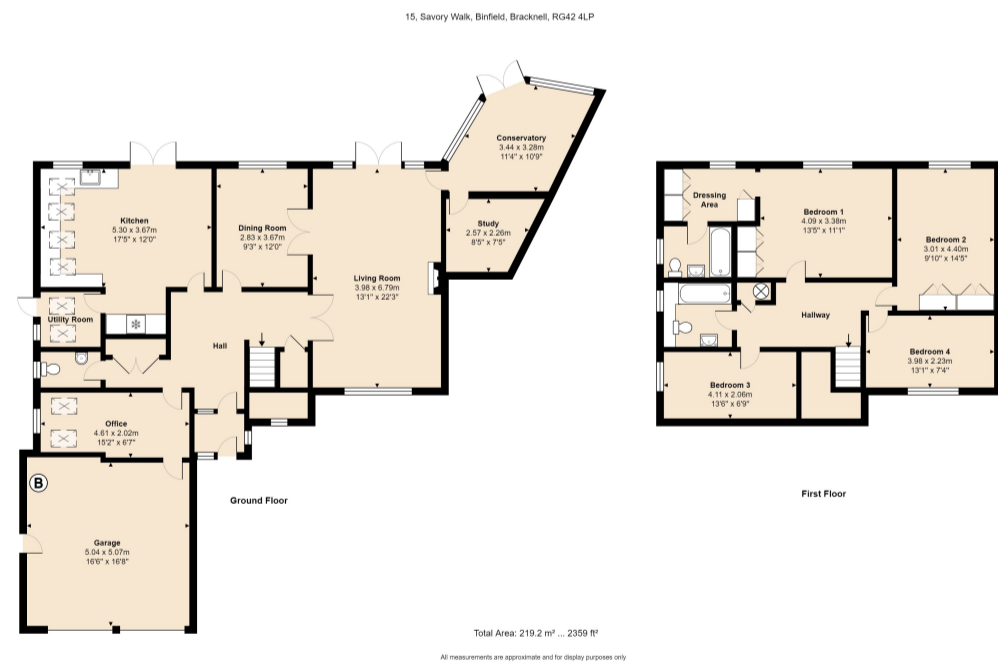
UPVC window with side aspect, twin up and over doors,, light and power, new Worcester boiler

FRONT GARDEN

There is a large front garden laid to lawn with shrub borders and a block paved driveway providing parking for several vehicles

REAR GARDEN

The rear garden is laid to lawn and contains a variety of planted borders. A large block paved patio extends into a path around the garden and there is a GREENHOUSE and ARBOUR. Side access to the front of the property is via a wooden gate



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	