



Keith Gibbs
ESTATE AGENTS



4 Winch Close, Binfield, Berkshire RG42 5TF

£615,000 - Freehold

Property Summary

A well presented, detached bungalow providing versatile accommodation and ideally located in a quiet cul de sac at the heart of the village. The property also benefits from a large rear garden

Features

- BEDROOM WITH EN-SUITE SHOWER
- 2 FURTHER BEDROOMS
- L-SHAPED LOUNGE/DINING AREA
- KITCHEN/BREAKFAST ROOM
- ATTACHED SINGLE GARAGE
- SOUTH EAST FACING GARDEN
- CENTRAL VILLAGE LOCATION
- FAMILY BATHROOM

Room Descriptions

GROUND FLOOR

ENTRANCE HALL

Wood block floor, radiator, door to storage cupboard, airing cupboard with hot water cylinder and slatted shelving, access to loft space, Georgian style paned double doors to lounge

L SHAPED LOUNGE DINING ROOM

Natural stone fireplace with stone hearth and wooden mantel, gas point, double and single panel radiators, TV point, door to kitchen and UPVC sliding patio door to garden room

GARDEN ROOM

3.05m x 2.59m (10' 0" x 8' 6")
Single glazed construction with double doors to garden, decorative tiled floor

KITCHEN/BREAKFAST ROOM

3.81m x 3.20m (12' 6" x 10' 6")
UPVC leaded light window with rear aspect and part glazed door to rear garden, range of eye level cupboards, work surface with drawers and cupboards under, stainless steel sink with mixer tap and drainer, further low level unit with cupboards and work surface, space for cooker, space and plumbing for washing machine, space for fridge/freezer, radiator, decorative tiled floor

BEDROOM ONE

3.12m x 3.05m (10' 3" x 10' 0")
UPVC leaded light window with front aspect, range of built in wardrobes with shelves and hanging space, radiator, TV point, door to en-suite

EN-SUITE SHOWER ROOM

UPVC leaded light window with front aspect, shower cubicle with shower, vanity unit with inset wash basin with mixer tap and cupboards under, radiator, light/shaver combination

BEDROOM TWO

2.90m x 2.59m (9' 6" x 8' 6")
UPVC leaded light window with rear aspect, built in double wardrobe with sliding doors, shelves and hanging space

BEDROOM THREE

2.36m x 2.13m (7' 9" x 7' 0")
UPVC leaded light window with front aspect, radiator

BATHROOM

UPVC leaded light window with rear aspect, coloured suite comprising panel enclosed bath with mixer tap, low flush WC, wash basin with mixer tap, laminate flooring, radiator, light/shaver combination

OUTSIDE

ATTACHED SINGLE GARAGE

With wooden up and over door, lights and power points and pitched roof providing overhead storage. There is a part glazed door to the rear garden

FRONT GARDEN

The front garden is laid to lawn with a paved footpath and brick driveway to the garage.

REAR GARDEN

The garden enjoys a South East aspect and a high degree of privacy. It is enclosed by wood panel fencing and contains a number of features including extensive paved patio areas, decorative raised flower beds with dwarf stone retaining walls and lawned area with shaped flower borders containing a variety of shrubs, trees and plants. There is also a shed/workshop and a potting shed

