



Keith Gibbs
ESTATE AGENTS



8 Popeswood Manor, Popeswood Road, Binfield, Berkshire RG42 4GR

£419,950 - Leasehold

Property Summary

A light and spacious, ground floor apartment forming part of a converted manor house and with its own private, west facing garden. The property has been converted to an extremely high standard and is being sold with no onward chain

Features

- CONVERTED MANOR HOUSE
- SIEMENS APPLIANCES
- QUARTZ WORKTOPS
- VILLEROY & BOCH BATHROOMS
- PRIVATE GARDEN
- NO ONWARD CHAIN
- TWO ALLOCATED PARKING SPACES
- PRIVATE BASEMENT

Room Descriptions

GROUND FLOOR

ENTRANCE HALL

With doors to kitchen/living/dining room, both bedrooms and bathrooms, grey laminate flooring, single panel radiator, recessed lighting

KITCHEN/LIVING/DINING ROOM

4.88m x 4.54m (16' 0" x 14' 11")
Double doors to private garden. double glazed windows with front, rear and side aspect, recessed lighting, two single panel and one double radiator, wood effect flooring, TV point
KITCHEN AREA: Range of eye level cupboards, stainless steel Siemens extractor hood, under cupboard lighting, quartz worktops with drawers and cupboards under, one and a half bowl sink with drainer, integrated appliances comprising Siemens 4 ring induction hob, Siemens dishwasher, Siemens washer dryer, Siemens fridge/freezer and Siemens double oven/grill

MAIN BEDROOM

3.93m x 3.78m (12' 11" x 12' 5")
Double doors to private garden, range of fitted wardrobes along one wall, single panel radiator, picture rail, TV point, recessed lighting

BEDROOM TWO

3.87m x 2.03m (12' 8" x 6' 8")
Double glazed window with rear aspect, picture rail, double panel radiator, door to en-suite bathroom

EN-SUITE BATHROOM

1.94m x 2.20m (6' 4" x 7' 3")
Double glazed window with rear aspect, white suite comprising bath with power shower over and glazed screen, Villeroy & Boch wash basin with mixer tap and WC, chrome heated towel rail, recessed lighting, laminate flooring, extractor fan

SHOWER ROOM

2.48m x 2.27m (8' 2" x 7' 5")
Large fully tiled shower cubicle with power shower and glazed door, Villeroy & Boch wash basin with mixer tap and cupboard under, WC, large wall mounted mirror, chrome heated towel rail, recessed lighting, laminate flooring , large storage cupboard

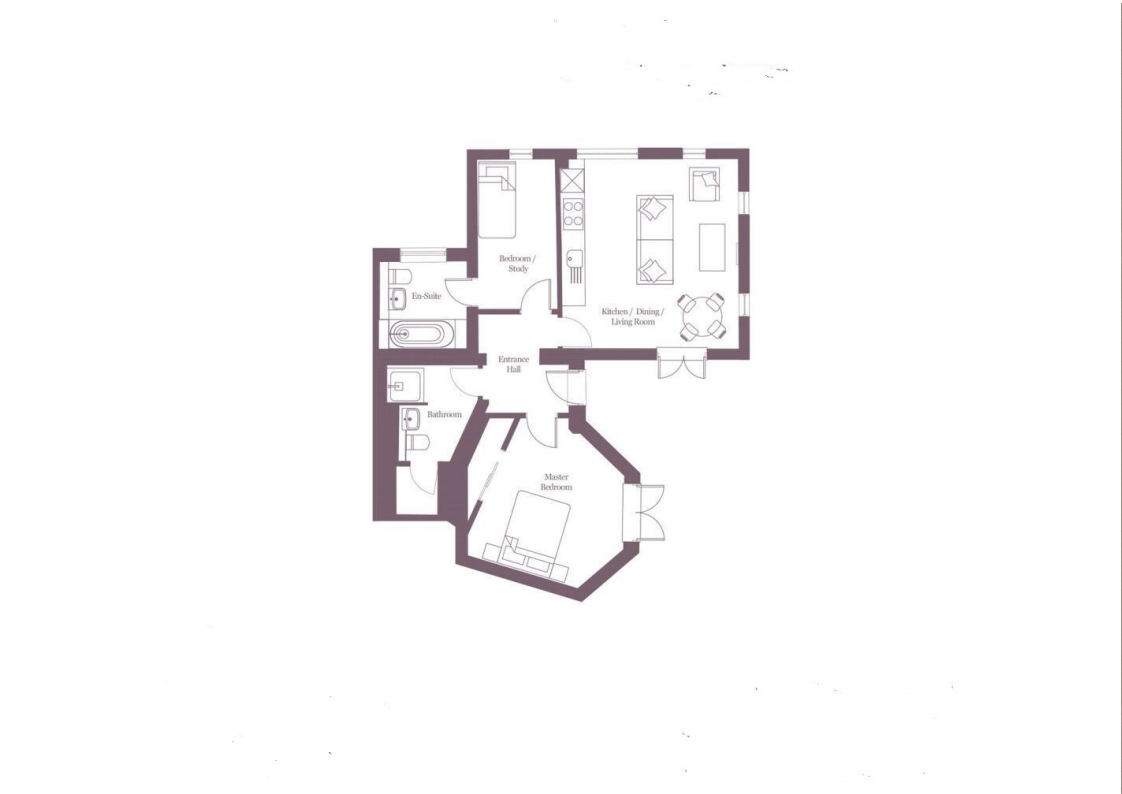
OUTSIDE

BASEMENT

There is a communal basement area with each apartment having its own lockable, private basement (with lighting and power)

GARDEN

The west facing private garden is enclosed by hedging with specimen trees and planted borders. There is a large stone patio and paved path leading from the original metal gate. There is also an outside power point and tap.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC