

FOR SALE

£320,000 Leasehold



## 3 Hillcrest Forest Road, Binfield, Berkshire. RG42 4AF

- MAIN BEDROOM WITH EN-SUITE SHOWER
- SECOND DOUBLE BEDROOM
- FAMILY BATHROOM
- 20FT LIVING ROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- GAS FIRED CENTRAL HEATING
- OFF ROAD PARKING
- VILLAGE LOCATION





## PROPERTY DESCRIPTION

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A spacious and very well presented, ground floor apartment, built to a high specification with two double bedrooms, two bathrooms and high quality kitchen with integrated appliances. The property is located in Binfield village and benefits from a pretty communal garden





## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### Entrance Hall

With doors to living room, both bedrooms and bathroom, door to airing cupboard, door to storage cupboards, entry phone, radiator, recessed downlighters

#### Living Room

20' 6" x 11' (6.26m x 3.35m) UPVC window with front aspect, two radiators, recessed downlighters, bespoke wooden shutters, TV point, BT point. open to kitchen

#### Kitchen

11' 1" x 6' 2" (3.37m x 1.88m) Range of quality base and wall mounted cupboards with granite work surface, stainless steel electric oven and grill, five ring gas hob with stainless steel extractor hood, stainless steel sink with granite drainer, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher, integrated microwave, recessed and under cupboard lighting, tiled floor

#### Main Bedroom

0m x 0m (0' 0" x 0' 0") 17' x 9' 3" (5.18m x 2.82m) UPVC window with front aspect, built in wardrobes with overhead storage cupboards, radiator, recessed downlighters, bespoke wooden shutters, TV point, BT point, door to en-suite shower room

#### Shower Room

Shower cubicle with thermostatic shower valve, wash basin and WC, ceramic tiled floor and walls, chrome heated towel rail, recessed downlighters, extractor fan

#### Bedroom Two

14' 2" x 8' (4.32m x 2.44m) UPVC window with front aspect, radiator, recessed downlighters, bespoke wooden shutters, TV point, telephone point

#### Bathroom

Panel enclosed bath with mixer tap and hand shower attachment, wash basin and WC, ceramic tiled walls and floor, chrome heated towel rail, recessed downlighters, extractor fan, shaver point

### OUTSIDE

#### Communal Garden

There is a well kept communal garden to the rear of the property

#### Parking


There is one allocated parking space in front of the property



# FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, 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>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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