

£3,000 pcm



## 2 Erwarton Cottage Forest Road, Binfield, Bracknell, Berkshire. RG42 4HA

- FIVE BEDROOMS
- FOUR BATHROOMS
- LARGE LIVING ROOM
- UNDERFLOOR HEATING TO GROUND FLOOR
- LARGE FAMILY ROOM
- THREE PARKING SPACES
- KITCHEN / DINING ROOM
- GARDENER INCLUDED



## PROPERTY DESCRIPTION

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An extremely spacious and well appointed, new build property with five bedrooms and four bathrooms, located within an easy walk of the village centre. The accomodation is arranged over three floors with a large open plan kitchen/dining area ideal for family living, and is available unfurnished from the beginning of May



## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### ENTRANCE HALL

With double doors to living room, door to cloakroom and open to family room, ceramic tiled floor with underfloor heating, door to understairs storage cupboard, recessed lighting

#### LIVING ROOM

4.06m x 5.44m (13' 4" x 17' 10")

UPVC bay window with front aspect, double doors to entrance hall, recessed lighting to ceiling and wall mounted downlighters, ceramic tiled floor with underfloor heating, TV & internet points

#### CLOAKROOM

Fully tiled walls and floor, WC with push button flush, hand basin with mixer tap and mirror over, extractor fan, ceramic tiled floor with underfloor heating

#### FAMILY ROOM

5.22m x 4.12m (17' 2" x 13' 6")

Stairs to first floor, UPVC windows with side aspect, recessed lighting to ceiling, ceramic tiled floor with underfloor heating, TV & internet points

#### KITCHEN / DINING ROOM

5.22m x 6.44m (17' 2" x 21' 2")

UPVC French doors to rear garden with casement windows to each side, Velux window, door to utility room, access to dining/family room, vaulted ceiling, recessed lighting to ceiling and wall mounted downlighters, range of eye level cupboards, integrated eye level oven/grill and integrated microwave, solid oak work surface with drawers and cupboards under, integrated fridge/freezer, five ring gas hob with extractor hood, island unit/breakfast bar with one and a half bowl sink with mixer tap and further cupboards under, ceramic tiled floor with underfloor heating, TV & internet points

#### UTILITY ROOM

UPVC door giving side access, door to boiler/airing cupboard, stainless steel sink and drainer with cupboard under, wall mounted cupboards, space and plumbing for washing machine

### FIRST FLOOR

#### BEDROOM ONE

5.22m x 3.72m (17' 2" x 12' 2")

UPVC bay window with front aspect, radiator, recessed lighting to ceiling, wall mounted downlighters, TV & internet points

#### En-Suite Shower

With fully tiled walls and floor, shower cubicle with folding, glazed door, overhead shower



# FLOORPLAN & EPC

2, Erwarton Cottage, Forest Road, Binfield, Bracknell, RG42 4HA



Total Area: 201.9 m<sup>2</sup> ... 2173 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (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 |          |                         |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC |           |

Binfield  
 Forest Road, Binfield, Bracknell, RG42 4HP  
 01344 306010  
 post@keith-gibbs.co.uk