



3 Hillside Drive, Binfield, Berkshire RG42 4HG

£675,000 - Freehold

Property Summary

Located in Binfield Village, is this Four Bedroom Semi-Detached house, extended and improved by the current owners. This attractive home is located close to local amenities and schools. The property has Three Reception Rooms along with a spacious Kitchen/Diner, Utility Room and Cloakroom. There are Four Double Bedrooms, the main Bedroom benefitting from a modern Shower Room. There is also a Family Bathroom. To the rear is the garden with a large outbuilding, currently used as a Gym - this space could also be utilised as a Home Office or Games Room for the family. Driveway Parking is also provided.

Features

- AN EXTENDED SEMI-DETACHED HOUSE IN THE VILLAGE CENTRE
- THREE RECEPTION ROOMS
- KITCHEN/DINER WITH DOORS TO GARDEN
- CLOAKROOM & UTILITY ROOM
- FOUR DOUBLE BEDROOMS
- BEDROOM ONE WITH EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- LARGE OUTBUILDING
- REAR GARDEN
- DRIVEWAY PARKING





Room Descriptions

GROUND FLOOR

**ENTRANCE HALL**  
Spacious Entrance Hall with UPVC window with front aspect, stairs to first floor, wood laminate flooring, spotlights to ceiling, radiator

**STUDY**  
7' 7" x 7' 2" (2.31m x 2.18m)  
UPVC window with front aspect, air conditioning unit, wood laminate flooring

**CLOAKROOM**  
UPVC window with side aspect, wash basin and WC

**RECEPTION**  
11' 11" x 13' 5" (3.63m x 4.09m)  
UPVC window with side aspect, wood laminate flooring, air conditioning unit, spotlights to ceiling

**UTILITY ROOM**  
6' 6" x 11' 11" (1.98m x 3.63m) UPVC window with rear aspect and door to side of property, preparation surface and sink with cupboards under, space for washing machine and dryer, gas fired boiler

**KITCHEN/DINER**  
19' 2" x 11' 0" (5.84m x 3.35m)  
UPVC window with rear aspect, French doors leading to rear garden, range of eye level cupboards, Corian work surface and breakfast bar with drawers and cupboards under, one and a half bowl sink with mixer tap and drainer, five ring gas hob, eye level double oven, integrated dishwasher, space for American style fridge, extractor fan, tiled floor, spotlights to ceiling

**LIVING ROOM**  
13' 0" x 20' 10" (3.96m x 6.35m)  
UPVC bay window with front aspect, wood laminate flooring, air conditioning unit, two radiators

FIRST FLOOR

**BEDROOM ONE**  
11' 11" x 13' 4" (3.63m x 4.06m)  
UPVC window with rear aspect, double panel radiator, air conditioning unit, door to en-suite shower room

**EN SUITE SHOWER ROOM**  
UPVC window with side aspect, large walk in shower with glazed surround and rainfall shower, wash basin, WC, tiled floor, spotlights to ceiling, chrome heated towel rail

**BEDROOM TWO**  
12' 3" x 11' 6" (3.73m x 3.51m)  
UPVC window with front aspect, radiator

**BEDROOM THREE**  
12' 3" x 8' 10" (3.73m x 2.69m)  
UPVC window with rear aspect, radiator, vanity unit with wash basin

**BEDROOM FOUR**  
18' 9" x 10' 8" (5.71m x 3.25m)  
UPVC windows with front aspect, air conditioning unit, two radiators

**FAMILY BATHROOM**  
UPVC window with rear aspect, white suite comprising bath with power shower over, wash basin and WC, chrome heated towel rail, tiled walls and floor

OUTSIDE

**GYM ROOM**  
6.44m x 4.59m (21' 2" x 15' 1")  
UPVC sliding patio doors, air conditioning unit

**REAR GARDEN**  
The rear garden is on three levels with an extensive paved patio adjacent to the house, an area of lawn and a further paved patio at the bottom

