



69 Red Rose, Binfield, Bracknell, Berkshire RG42 5LJ

£550,000 - Freehold

### Property Summary

A spacious chalet bungalow located at the top of a cul de sac at the heart of the village and being sold with no onward chain. The property has been looked after and benefits from a brand new combi boiler. The rear garden is of a good size and there is a garage and driveway parking

### Features

- THREE DOUBLE BEDROOMS
- SHOWER ROOM
- DOWNSTAIRS BATHROOM
- LARGE LOUNGE
- DINING ROOM
- MODERN KITCHEN
- NEW COMBI BOILER
- NO ONWARD CHAIN
- GOOD SIZED GARDEN
- GARAGE AND DRIVEWAY PARKING



## Room Descriptions

### GROUND FLOOR

#### ENTRANCE HALL

Stairs to first floor, understairs storage cupboard, meter cupboard, single panel radiator

#### BATHROOM

UPVC opaque window with side aspect, white suite comprising bath with mixer tap and hand held shower attachment, WC with push button flush, wash basin with mixer tap set in vanity unit with cupboards, wall mounted cabinet with mirrored door, chrome heated towel rail, shaver point, tiled floor and part tiled walls

#### LOUNGE

4.10m x 4.80m (13' 5" x 15' 9")

UPVC windows with front aspect, two double panel radiators, stone fireplace and hearth with electric coal effect fire,

#### DINING ROOM

3.60m x 2.54m (11' 10" x 8' 4")

UPVC French doors to rear garden, double panel radiator, light dimmer control switch

#### KITCHEN

4.07m x 3.82m (13' 4" x 12' 6")

UPVC window with rear aspect and UPVC panel and glazed door to rear garden, large radiator, four ring gas hob with extractor hood over, eye level oven, eye level grill, integrated microwave, stainless steel sink with mixer tap and drainer, fridge/freezer, space and plumbing for washing machine, work surface with drawers and cupboards under, range of eye level cupboards, door to cupboard housing new Worcester combi boiler

### FIRST FLOOR

#### SHOWER ROOM

UPVC opaque window with side aspect, shower cubicle with Triton shower and sliding glazed door, wash basin set in vanity unit with cupboards, WC, tiled floor, part tiled walls, shaver point

#### BEDROOM ONE

2.87m x 3.66m (9' 5" x 12' 0")

UPVC window with front aspect, range of fitted bedroom furniture to include wardrobes along one wall, dressing table, bedside tables and chest of drawers, large radiator, light dimmer control switch

#### BEDROOM TWO

4.03m x 2.74m (13' 3" x 9' 0")

UPVC window with rear aspect, single panel radiator, door to large wardrobe cupboard, light dimmer control switch

#### BEDROOM THREE

3.60m x 2.34m (11' 10" x 7' 8")

UPVC window with side aspect, large radiator

### OUTSIDE

#### GARAGE

2.55m x 5.22m (8' 4" x 17' 2")

With up and over door, light and power

#### REAR GARDEN

The rear garden is enclosed by wood panel fencing and is laid to lawn with a paved patio and planted borders. There is a path giving side access to the front of the property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC