



York End, York Road, Binfield, Berkshire RG42 5JY

£925,000 - Freehold

Property Summary

An extremely well presented and spacious, five bedroom detached family home in a quiet location within Binfield village. The accomodation is arranged over three floors and includes an impressive master bedroom suite, guest bedroom suite and a flexible ground floor layout.

Features

- MASTER BEDROOM SUITE
- GUEST BEDROOM SUITE
- RE-FITTED KITCHEN/BREAKFAST
- LOUNGE & SNUG
- INTEGRAL GARAGE
- QUIET LOCATION
- FURTHER EN-SUITE BEDROOM
- FAMILY BATHROOM



Room Descriptions

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, coved cornice to ceiling, wall mounted thermostat for central heating, double panel radiator, access to lounge, cloakroom, kitchen, utility room and integral garage

RE-FITTED CLOAKROOM

Half tiled walls, WC, hand basin with mixer tap and cupboard under, extractor fan, chrome heated towel radiator and tiled floor

LIVING ROOM

3.28m x 5.20m (10' 9" x 17' 1")
UPVC leaded windows with front aspect, coved cornice to ceiling, double panel radiator, TV point, stone fireplace with log burner

SNUG

2.86m x 3.08m (9' 5" x 10' 1")
Coved cornice to ceiling, single panel radiator, laminate flooring, arch to dining room

DINING ROOM

2.86m x 2.88m (9' 5" x 9' 5")
UPVC double doors to rear garden, Velux window with rear aspect, spotlights to ceiling, two radiators, arch to kitchen/breakfast room

RE-FITTED KITCHEN/BREAKFAST ROOM

5.24m x 4.28m (17' 2" x 14' 1")
UPVC double doors to rear garden, UPVC window with rear aspect, twin Velux windows, spotlights to ceiling, range of eye level cupboards, stainless steel extractor fan, granite preparation surface with one and a half bowl sink and drainer, large range cooker with gas hob, range of drawers and cupboards under, integrated dishwasher, American style fridge/freezer, matching island unit with drawers, cupboards and breakfast bar, wood laminate flooring

UTILITY ROOM

2.96m x 1.68m (9' 9" x 5' 6")
UPVC panel and glazed door giving side access to garden, range of eye level cupboards, preparation surface with tiled splashback, circular stainless sink with mixer tap, range of drawers and cupboards under, space and plumbing for washing machine, space for dryer

FIRST FLOOR

LANDING

Doors to all bedrooms and bathroom, door giving access to second floor, airing cupboard

GUEST SUITE

3.50m x 3.66m (11' 6" x 12' 0")
UPVC leaded window with front aspect, fitted wardrobes, coved cornice to ceiling, double panel radiator, access to en-suite shower room

RE-FITTED EN-SUITE SHOWER ROOM

UPVC leaded window with front aspect, fully tiled walls, walk in shower cubicle with glazed surround, power shower and rainfall shower, WC, twin wash basins with cupboards under, tiled floor, chrome heated towel rail, extractor fan, spotlights to ceiling

BEDROOM THREE

3.83m x 3.08m (12' 7" x 10' 1")
UPVC windows with rear aspect, coved cornice to ceiling, double panel radiator, built in single wardrobe, door giving access to re-fitted en-suite shower

RE-FITTED EN-SUITE SHOWER

UPVC window with rear aspect, coved cornice to ceiling, fully tiled walls, shower cubicle with glazed door, WC, wash basin with mixer tap and cupboard under, spotlights to ceiling, extractor fan, chrome heated towel rail and tiled floor

BEDROOM FOUR

3.45m x 3.08m (11' 4" x 10' 1") UPVC window with rear aspect, coved cornice to ceiling, single panel radiator

BEDROOM FIVE

2.78m x 2.28m (9' 1" x 7' 6")
UPVC leaded window with front aspect, coved cornice to ceiling, single panel radiator

FAMILY BATHROOM

UPVC leaded window with side aspect, coved cornice to ceiling, extractor fan, fully tiled walls, white suite comprised of panel enclosed bath, WC, wash basin with mixer tap and cupboards under, chrome heated towel rail, tiled floor

SECOND FLOOR

MAIN BEDROOM

5.33m x 3.98m (17' 6" x 13' 1")
Velux window with rear aspect, fitted wardrobes along one wall with shelves and hanging space, double panel radiator, eaves storage

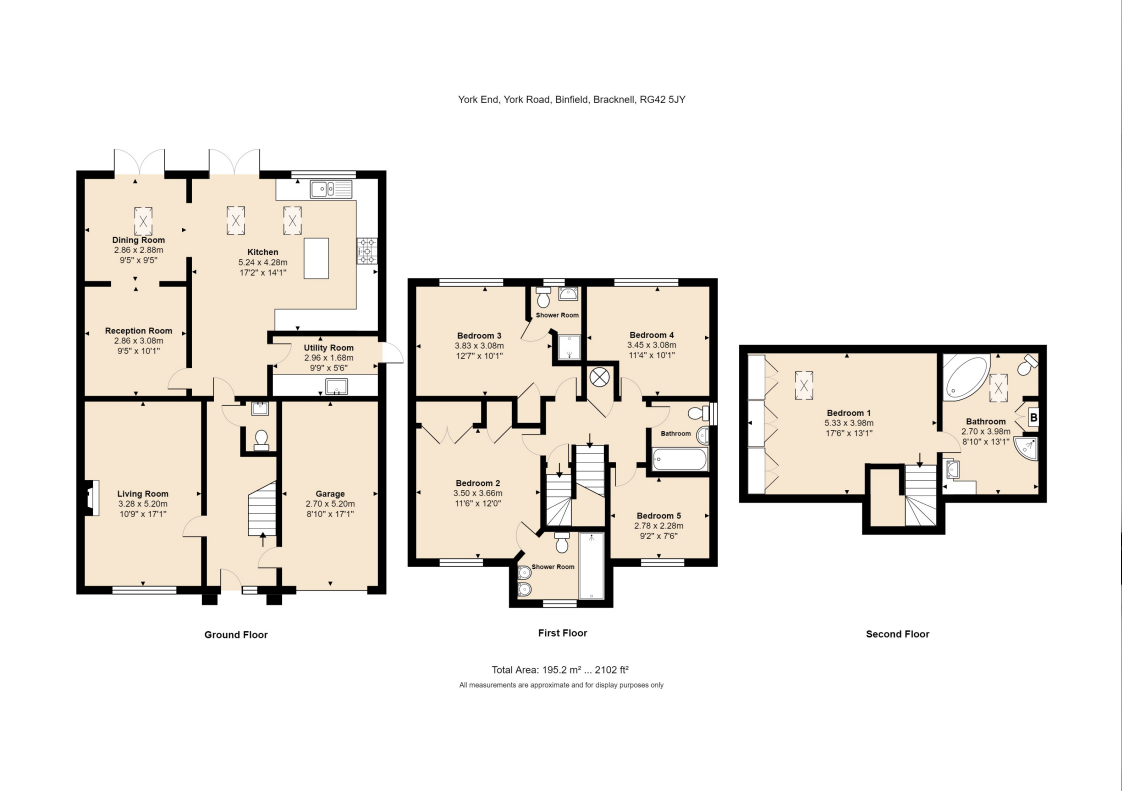
EN-SUITE BATHROOM

2.70m x 3.98m (8' 10" x 13' 1")
Velux window with rear aspect, fully tiled, white suite comprised of standalone bath with mixer tap and hand shower, shower cubicle with glazed door, wash basin with cupboards under, WC, tiled floor, chrome heated towel radiator, spotlights to ceiling

OUTSIDE

INTEGRAL GARAGE

5.54m x 2.72m (18' 2" x 8' 11")
Strip light to ceiling, metal up and over door



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	72	78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC