

£1,800 pcm



19 Samian Place, Binfield, Berkshire. RG42 4BX

- Three Bedroom End of Terrace House
- Redecorated with New Carpets
- Cloakroom
- Two Reception Rooms
- Fitted Kitchen
- Rear Garden
- Garage with Parking Space



PROPERTY DESCRIPTION

Available to let, a redecorated End of Terrace House situated at the end of a cul-de-sac. With new carpets throughout, the property has a Cloakroom, Two Reception rooms and a bright Kitchen. To the First Floor are Three Bedrooms and a fitted Bathroom. The Rear Garden has a variety of mature shrubs and borders with a patio accessed via the Dining room. A single Garage is located in a block with parking space to the front.



ROOM DESCRIPTIONS

Entrance Hallway

Stairs rising to the first floor, double panelled radiator and door to Cloakroom.

Cloakroom

A two piece suite with low level W.C., hand basin with tiled splashback, front aspect UPVC opaque and leaded window and single panel radiator.

Lounge

4.21m x 3.91m (13' 10" x 12' 10") Front aspect UPVC leaded bay window, archway through to the Dining Room, coved cornice to ceiling, carpets, two radiators, TV and telephone point, feature coal effect fireplace with wood mantel and surround and granite hearth, understairs storage cupboard.

Dining Room

3.20m x 2.44m (10' 6" x 8' 0") Carpets, coved cornice to ceiling, patio doors with access to the rear garden, wall mounted thermostat for central heating, single panel radiator and access through to the Kitchen. French doors lead out onto a patio area.

Kitchen

2.97m x 2.42m (9' 9" x 7' 11") Fitted with a range of eye-level and base units comprising a selection of cupboards and drawers with complementary worktops over. Stainless steel single bowl sink with mixer tap and drainer with tiled splashback. Induction four ring electric hob with gas oven and grill under, washing machine, boiler for hot water and central heating with digital timer, double panel radiator.

Landing

Carpeted with access to loft space, airing cupboard with lagged cylinder, fitted wooden slatted shelving, coved cornice to ceiling, access to all bedrooms and bathroom.

Bedroom One

3.60m x 2.84m (11' 10" x 9' 4") Front aspect UPVC bay window, fitted wardrobes with sliding mirror doors, carpet, radiator, TV point.

Bedroom Two

2.99m x 2.88m (9' 10" x 9' 5") Rear aspect UPVC window, fitted wardrobes with sliding mirror doors, carpet, radiator.

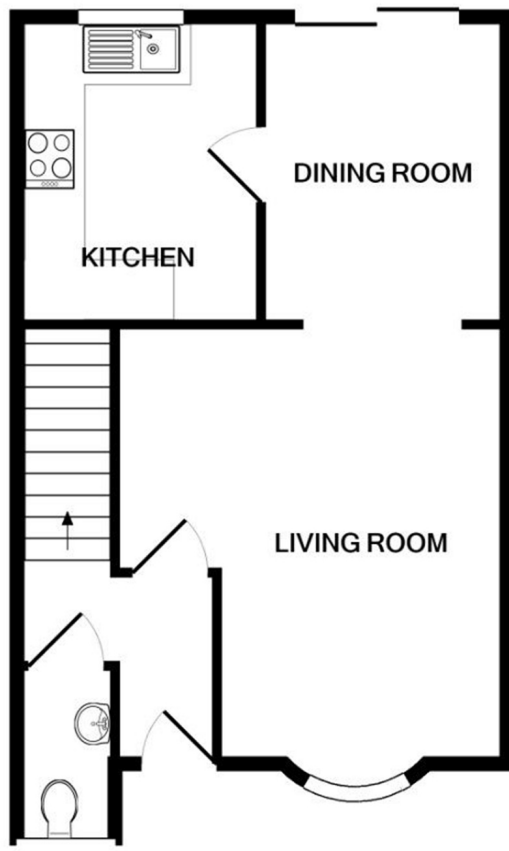
Bedroom Three

2.72m x 2.04m (8' 11" x 6' 8") Front aspect UPVC leaded window, built-in over stair storage cupboard, carpet, radiator, telephone point.

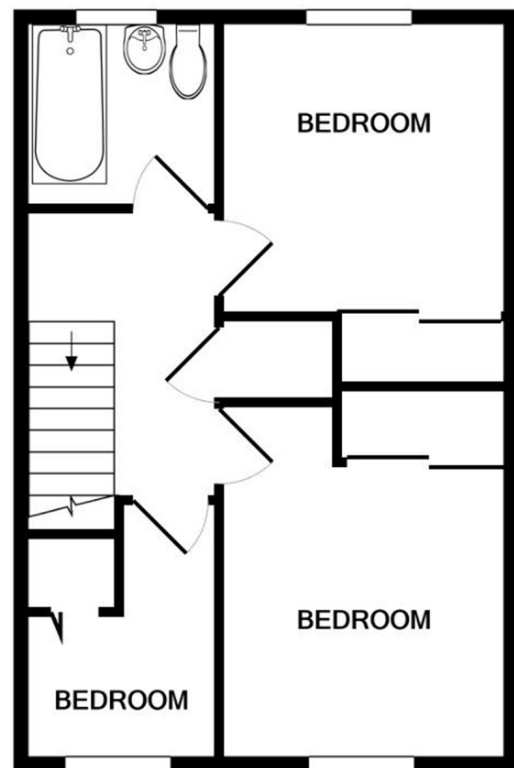
Family Bathroom

A fitted three piece white suite with panel enclosed bath with power shower over, hand





GROUND FLOOR



1ST FLOOR

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	83
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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