

7, Dunford Place Bracknell RG42 4UJ



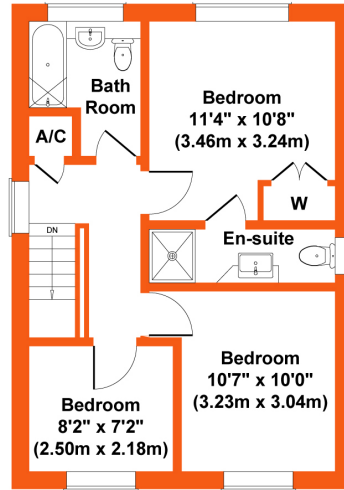
A beautifully cared for detached former show home in a cul de sac location on the popular Temple Park development in Binfield. The energy efficient C EPC rated accommodation which amounts to a generous 1156 sq ft comprises: entrance hall with cloakroom and useful understairs storage cupboard. The dining room, modern refitted kitchen/breakfast and sizable utility rooms which all overlook the rear East facing garden whilst separate could easily be combined to make a spectacular c.25 ft x 10 ft kitchen/family area or left as three practical sized spaces. A 14 ft x 10 ft bay fronted living room completes the ground floor space. On the first floor there is a modern white bathroom and three bedrooms, the main which overlooks the rear garden features a fitted wardrobe, air conditioning and a full en suite shower room, the remaining two bedrooms are served by the modern white family bathroom. The rear garden features a good sized patio area leading on to neatly kept private lawn surrounded by a mature boundary of trees and shrubs, the patio leads around to both sides of the property, on one side with a garden shed, on the other into the garage via a glazed door. The garage benefits from an electronic automatic remote door and then leads onto a driveway, currently for one vehicle but with potential to widen this if two are required. This property is being sold with no onward chain complications. For more detailed material property information please click on the

£575,000 Freehold

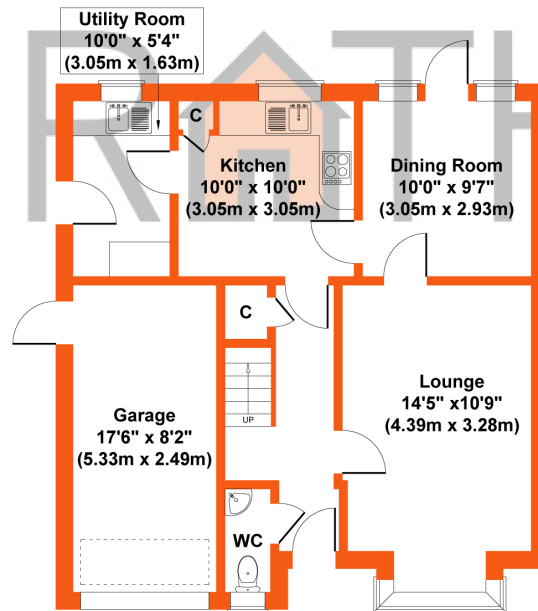




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



FIRST FLOOR



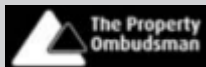
GROUND FLOOR

Approx. Gross Internal Floor Area 1156 sq. ft. (107.4 sq. m.)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by The Plan Portal 2025



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.