

£2,000 pcm



2 Holmwood, Forest Road, Binfield. RG42 4HA

- 20FT LIVING ROOM WITH BIFOLD DOORS
- KITCHEN/BREAKFAST ROOM
- 3 LARGE DOUBLE BEDROOMS
- TWO BATHROOMS
- DOWNSTAIRS CLOAKROOM
- SOLAR PANELS
- REAR GARDEN
- TWO OFF ROAD PARKING SPACES



PROPERTY DESCRIPTION

A recently built and deceptively spacious, three double bedroom house with a 20ft lounge, two bathrooms & downstairs cloakroom. The property is located in Binfield village and is available to rent unfurnished from the beginning of June



ROOM DESCRIPTIONS

GROUND FLOOR

Cloakroom

UPVC window with front aspect, chrome heated towel rail, white suite comprising WC with push button flush and wash basin with cupboard under, laminate flooring

Living Room

20' x 15' 10" (6.10m x 4.83m) Bi-fold doors to rear garden, two radiators, door to understairs cupboard, recessed lighting, laminate flooring

Kitchen/Breakfast Room

15' 9" x 8' (4.81m x 2.44m) UPVC window with front aspect, radiator, range of eye level cupboards including one housing gas fired boiler, quartz work surface with drawers and cupboards under, quartz and glass splashback, Siemens induction hob with oven/grill under & extractor hood over, integrated washing machine, integrated dryer, integrated fridge/freezer, integrated dishwasher, one and a half bowl stainless steel sink with mixer tap and quartz drainer, recessed lighting, laminate flooring

FIRST FLOOR

Bedroom Two

16' 1" x 10' 2" (4.91m x 3.11m) Twin UPVC windows with rear aspect, two radiators, built in double wardrobe with shelf and hanging space, wool loop carpet

Bedroom Three

16' 3" x 10' 8" (4.96m x 3.25m) Twin UPVC windows with front aspect, two radiators, built in double wardrobe with shelf and hanging space, wool loop carpet

Family Bathroom

White suite comprising bath with mixer tap, glazed shower screen and power shower over, wash basin with mixer tap, drawer under and illuminated mirror over, WC with dual flush, chrome heated towel rail, recessed lighting, laminate flooring

SECOND FLOOR

Bedroom One

18' 6" x 11' (5.65m x 3.35m) UPVC window with rear aspect, Velux window with front aspect, two radiators, two built in double wardrobes, eaves storage, wool loop carpet

Shower Room

UPVC window with rear aspect, white suite comprising shower cubicle with power shower, glazed screen and mosaic tiles, WC with dual flush and wash basin with drawers under and illuminated mirror over, chrome heated towel rail, recessed lighting, laminate flooring

OUTSIDE

Rear Garden

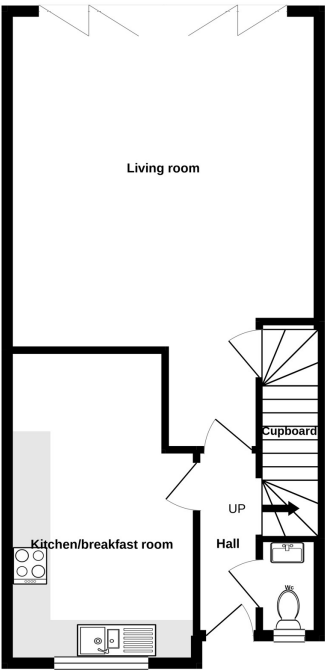
The rear garden is enclosed by wood panel fencing and is comprised of a large paved patio with an artificial turf lawn



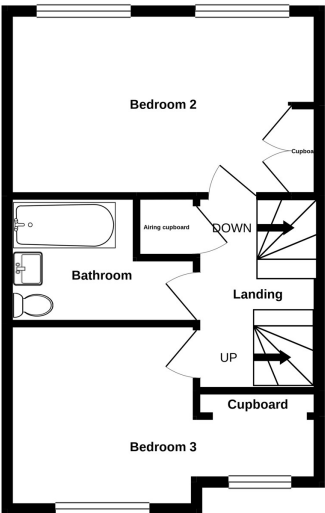
FLOORPLAN & EPC



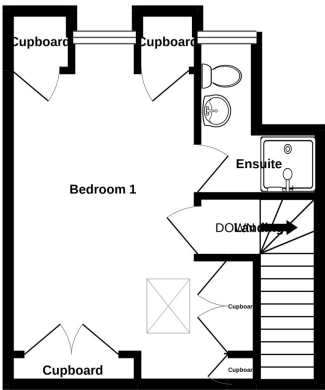
Ground floor



1st floor



2nd floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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	90	91
(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	

Binfield
Forest Road, Binfield, Bracknell, RG42 4HP
01344 306010
post@keith-gibbs.co.uk