

FOR SALE

£369,950 Freehold



## 4 Angel Place, Binfield, Berkshire. RG42 4DZ

- LARGE OPEN PLAN LIVING
- TWO DOUBLE BEDROOMS
- GARAGE IN BLOCK
- CENTRAL VILLAGE LOCATION
- NO ONWARD CHAIN





## PROPERTY DESCRIPTION

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A well presented, two bed house with the addition of a conservatory to create a large open plan living area. The property has two double bedrooms, a south facing rear garden and garage in a block and is located in a quiet cul-de-sac ideally situated for the primary school and amenities.





## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### ENTRANCE HALL

With stairs to first floor, door to understairs storage cupboard, doors to kitchen and living room, radiator

#### LIVING ROOM

7.45m x 3.73m (24' 5" x 12' 3") narrowing to 3.07m (10'1")

UPVC French doors to rear garden with sidescreens, UPVC window with side aspect, solid oak flooring, double panel radiator, ceiling fan light

#### KITCHEN

3.33m x 1.88m (10' 11" x 6' 2")

UPVC window with front aspect, range of wall cupboards, work surface with drawers and cupboards under, space for washing machine, space for fridge/freezer, integrated electric oven, integrated four ring gas hob, stainless steel one and a half bowl sink with mixer tap and drainer, tiled floor, serving hatch to living room

### FIRST FLOOR

#### LANDING

With access to both bedrooms and bathroom, access to loft

#### BEDROOM ONE

3.70m x 3.30m (12' 2" x 10' 10")

UPVC windows with rear aspect, fitted double wardrobe, radiator

#### BEDROOM TWO

3.70m x 2.42m (12' 2" x 7' 11")

UPVC window with front aspect, fitted double wardrobe, airing cupboard with hot water tank and shelving, radiator

#### BATHROOM

White suite comprising panel enclose bath with power shower over and folding, glazed shower screen, wash basin with cupboards under and mirror over, WC, fully tiled walls, chrome heated towel rail, tiled floor, recessed lighting, extractor fan

### OUTSIDE

#### GARAGE IN BLOCK

Single garage with up and over door, located in a nearby block

#### PARKING

There is one allocated parking space outside the property

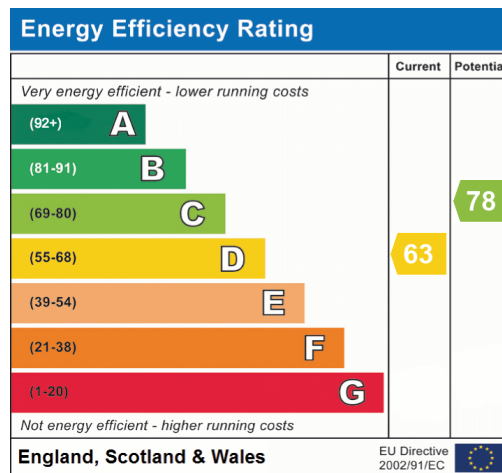
#### REAR GARDEN

The rear garden is enclosed on all boundaries by wood panel fencing with a gate at the rear leading to the garage area. Stone steps lead to an area of lawn with planted borders and a patio at the bottom of the garden

#### FRONT GARDEN

The front garden features a dwarf wall with a pebbled area and path leading to the front door. There is an outside tap





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