



13 Chase Gardens, Binfield, Bracknell, Berkshire RG42 4HY

£525,000 - Freehold

Property Summary

A three bedroom, semi-detached bungalow sitting on a large plot and located in a quiet cul de sac at the heart of the village. The property has been extended and offers spacious rooms, but it also has great potential for further development and improvement subject to planning permission.

Features

- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- LARGE LOUNGE
- DINING/FAMILY ROOM
- INTEGRAL GARAGE
- COUNCIL TAX BAND "D"
- LARGE GARDEN
- DRIVEWAY PARKING



Room Descriptions

GROUND FLOOR

ENTRANCE HALL

Composite front door with sidescreens, doors to bathroom, bedrooms two and three and lounge, wood laminate flooring

BATHROOM

Wash basin with drawers and cupboards under, bath with shower screen, WC, fully tiled walls, heated towel rail

BEDROOM TWO

3.72m x 2.40m (12' 2" x 7' 10")

UPVC window with front aspect, fitted wardrobes, large single panel radiator

BEDROOM THREE

3.23m x 3.02m (10' 7" x 9' 11")

UPVC bay window with front aspect, large single panel radiator

LOUNGE

4.30m x 5.63m (14' 1" x 18' 6")

Sliding patio doors to rear patio, brick fireplace with tiled hearth and mantel, large double panel radiator, TV point

KITCHEN

2.94m x 2.42m (9' 8" x 7' 11")

Open to dining/family room, stainless steel sink and drainer, integral eye level double oven and grill, four ring gas hob, space for fridge, space for dishwasher, range of fitted units

DINING/FAMILY ROOM

4.57m x 3.67m (15' 0" x 12' 0")

UPVC window with rear aspect and door to patio, door to utility area, double panel radiator

MASTER BEDROOM

4.38m x 4.04m (14' 4" x 13' 3")

UPVC windows with side and rear aspect, door to wet room, fitted wardrobe and further fitted units, large double panel radiator

WET ROOM

UPVC window with side aspect, wash basin with cupboard under, WC, shower, heated towel rail

UTILITY AREA

With doors to the front and rear of the property, access to airing cupboard, door to garage, door to main bedroom, space and plumbing for washing machine

OUTSIDE

INTEGRAL GARAGE

2.74m x 5.62m (9' 0" x 18' 5")

The integral garage has an electronically operated door, light and power. There is a glazed door the rear garden and eaves storage

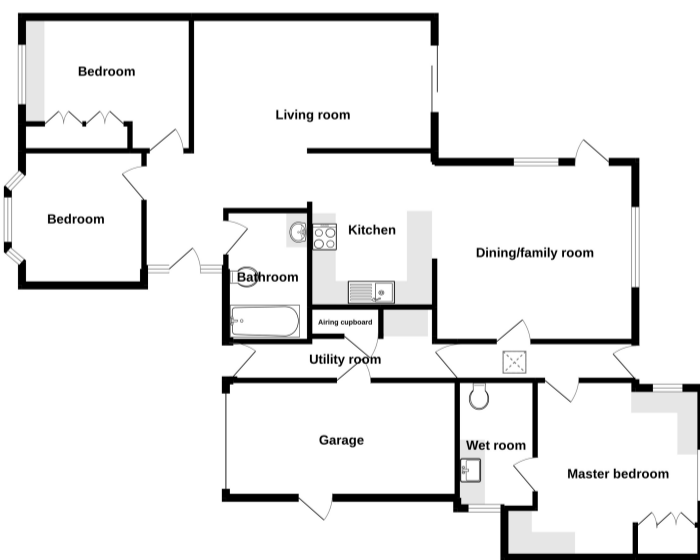
FRONT GARDEN

The front garden is surrounded by a low brick wall and there is a driveway with ample parking

REAR GARDEN

The rear garden is enclosed by wood panel fencing and is laid to lawn with trees and shrubs. There is side access to the front of the property and a small paved patio

Ground floor



TOTAL FLOOR AREA: 129.1 sq.m. (1390 sq.ft.) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of floors, windows, doors 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 condition or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	