



The Laurels, Foxley Lane, Binfield, Berkshire RG42 4EE

£1,195,000 - Freehold

Property Summary

An extremely spacious four bed detached property set in a non estate location within Binfield Village. The house has been considerably improved by the current owners and offers a variety of reception rooms, a re-fitted kitchen and bathrooms and has a lovely wrap round garden and large detached double garage. The council tax band is "G"

Features

- LOUNGE WITH INGLENOK FIREPLACE
- RE-FITTED KITCHEN/BREAKFAST ROOM
- DUAL ASPECT FAMILY ROOM
- FOUR DOUBLE BEDROOMS
- RE-FITTED BATHROOMS
- STUDY AND PLAYROOM
- DETACHED DOUBLE GARAGE
- MATURE LANDSCAPED GARDEN



Room Descriptions

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor with large understairs storage cupboard, double glazed windows with front aspect, hardwood beams, single panel radiator, Karndean wood effect flooring

CLOAKROOM

Dapple glazed window with side aspect, white suite comprising WC and hand basin with decorative glass splashback and storage cabinet underneath, single panel radiator, Karndean wood effect flooring

DUAL ASPECT LOUNGE

5.87m x 5.85m (19' 3" x 19' 2")
Double glazed window with side aspect, bi-fold doors to rear garden, hardwood beams to ceiling with wood pillars, large feature inglenook fireplace with open hearth and beam, shelves to one side, single and double panel radiators, four wall light points, SKY TV point, doors to study and entrance hall

FAMILY ROOM

4.11m x 3.91m (13' 6" x 12' 10")
Double glazed windows with front and side aspect, hardwood beams to ceiling with wood pillars, natural stock brick along one wall with inset open fireplace, single panel radiator, TV point, doors to study and entrance hall

STUDY

5.18m x 2.90m (17' 0" x 9' 6")
Panel and glazed door giving access to side garden, double glazed window with side aspect, hardwood beams to ceiling with wood pillars, natural stock brick along one wall, single panel radiator, doors to lounge and family room

PLAYROOM

3.26m x 2.90m (10' 8" x 9' 6")
Double glazed window with front aspect, single panel radiator, TV and telephone points, door to entrance hall

RE-FITTED KITCHEN/BREAKFAST ROOM

4.5m x 3.28m (14' 9" x 10' 9")
Double glazed windows with rear aspect, range of eye level cupboards with built in extractor fan, work surface and breakfast bar, built in Neff twin oven/grill, twin Butler sinks and chrome mixer tap with tiled splashback, four ring gas hob, range of drawers and cupboards under, integrated fridge, integrated dishwasher, recessed lighting, Karndean wood effect flooring, open plan into dining room

DINING ROOM

4.61m x 2.94m (15' 1" x 9' 8")
Double doors to rear garden and double glazed window with rear aspect, recessed lighting, two single panel radiators, Karndean wood effect flooring, access to utility room.

RE-FITTED UTILITY ROOM

3.52m x 2.94m (11' 7" x 9' 8")
Double glazed window with side aspect and door to side and rear garden, eye level cupboards, work surface with tiled splashback, stainless steel sink with mixer tap and cupboards under, space for fridge and freezer, space for dryer, space and plumbing for washing machine, replacement Vaillant boiler for hot water and central heating, Harveys water softener, Karndean wood effect flooring

FIRST FLOOR

GALLERIED LANDING

With hardwood beams and pillars, doors to all bedrooms and bathroom, double glazed windows with front aspect, double panel radiator, access to loft space, airing cupboard

BEDROOM ONE

4.74m x 4.57m (15' 7" x 15' 0")
Double glazed window with front aspect, vaulted ceiling with hardwood beams and natural wood pillars, range of fitted cupboards/wardrobes along one wall, double panel radiators, door to en-suite shower room

RE-FITTED EN-SUITE SHOWER ROOM

3.52m x 3.05m (11' 7" x 10' 0")
Dapple glazed window with side aspect, fully tiled shower cubicle with power shower and glazed door, wash basin with mixer tap, and range of cupboards and drawers under, WC with push button flush, chrome heated towel rail, recessed lighting, tiled floor

BEDROOM TWO

5.71m x 3.22m (18' 9" x 10' 7")
Dual aspect double glazed windows with front and rear aspect, exposed beams to ceiling, built in single wardrobe, 2 single panel radiators, TV point, door to en-suite cloakroom

EN-SUITE CLOAKROOM

Dapple glazed window with rear aspect, WC, hand basin with cupboards under, chrome heated towel rail, half tiled walls

BEDROOM THREE

3.56m x 3.50m (11' 8" x 11' 6")
Double glazed window with rear aspect, exposed beams and pillars, built in double wardrobe, single panel radiator, TV point

BEDROOM FOUR

3.50m x 2.38m (11' 6" x 7' 10")
Double glazed window with rear aspect, built in single wardrobe, single panel radiator, TV point

