



4 Roebuck Estate, Binfield, Bracknell, Berkshire RG42 4DG

£525,000 - Freehold

Property Summary

A much improved, semi-detached property with four double bedrooms, re-fitted kitchen and landscaped garden, located in a quiet residential road close to the village centre. The house also benefits from two bathrooms and ample off road parking

Features

- LOUNGE/DINING ROOM
- RE-FITTED KITCHEN
- DOWNSTAIRS GUEST BEDROOM SUITE
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- GARDEN WORKSHOP
- COUNCIL TAX BAND "D"
- DRIVEWAY PARKING FOR SEVERAL VEHICLES



Room Descriptions

GROUND FLOOR

ENTRANCE HALL

Composite front door and window with front aspect, natural wood doors to lounge and bedroom, wood laminate flooring, single panel radiator, understairs storage cupboard

LOUNGE/DINING ROOM

5.62m x 3.03m (18' 5" x 9' 11")

UPVC window with front aspect and double doors to garden, wood laminate flooring, two single radiators, picture rail, feature fireplace, TV point

BEDROOM ONE

3.80m x 3.35m (12' 6" x 11' 0")

UPVC window with front aspect, single panel radiator, laminate flooring, log burner, picture rail, wood door to en-suite bathroom

RE-FITTED EN SUITE BATHROOM

UPVC window with side aspect, white suite comprising bath with mixer tap, WC, basin with mixer tap, large shower cubicle, chrome heated towel rail, fully tiled walls and floor

RE-FITTED KITCHEN

3.15m x 2.10m (10' 4" x 6' 11")

UPVC window with rear aspect, range of eye level cupboards, quartz work surface with drawers and cupboards under, five ring gas hob with oven/grill, space for fridge/freezer, washing machine, tiled walls, wood laminate flooring, stainless steel sink with mixer tap and drainer

FIRST FLOOR

BEDROOM TWO

3.82m x 3.46m (12' 6" x 11' 4")

UPVC window with front aspect, double panel radiator, door to fully tiled shower cubicle, wash basin

BEDROOM THREE

3.76m x 3.02m (12' 4" x 9' 11")

UPVC window with front aspect, double panel radiator, shower cubicle, wash basin with mixer tap

BEDROOM FOUR

3.82m x 2.11m (12' 6" x 6' 11")

UPVC window with rear aspect, double panel radiator, wash basin with mixer tap

BATHROOM

UPVC opaque window with rear aspect, bath with power shower over, wash basin, WC, double panel radiator, eaves storage, tiled floor

OUTSIDE

REAR GARDEN

With a large paved and decked patio with lighting and steps down to garden. The garden is comprised of a lawn with paved paths and raised wooden planters and is enclosed by a combination of wood panel fencing and brick walls. There is a large wooden WORKSHOP divided into two areas: 2.92 x 2.66 and 2.92 x 1.77 and has windows, light and power

FRONT GARDEN

Gravel driveway providing parking for 4/5 cars, enclosed by wood fencing and access to rear of property through wooden gates



Whilst every attempt has been made to ensure the accuracy of the floorplans 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			
(92-100)	A		
(81-91)	B		82
(69-80)	C	71	
(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	