

£2,350 pcm



## 5 Emmets Park, Binfield, Berkshire. RG42 4HQ

- NEW KITCHEN/BREAKFAST ROOM
- RE-FITTED BATHROOM
- RE-FITTED EN-SUITE BATHROOM
- DUAL ASPECT LIVING ROOM
- DINING ROOM
- FAMILY ROOM
- NEW FLOORING
- DOUBLE WIDTH GARAGE



## PROPERTY DESCRIPTION

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A spacious, four bedroom, detached house which has just been extensively refurbished and offers flexible family accommodation. The property is located close to the centre of the village and is available immediately unfurnished.



## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### ENTRANCE HALL

Stairs to first floor, large understairs storage cupboard, doors to cloakroom, kitchen/breakfast room, dining room and lounge

#### CLOAKROOM

UPVC frosted window with front aspect, WC, hand basin, radiator

#### LOUNGE

6.1m x 3.4m (20' 0" x 11' 2")

UPVC windows with front and rear aspect, two radiators, wall lights, TV point

#### DINING ROOM

3.6m x 2.7m (11' 10" x 8' 10")

UPVC sliding patio doors to rear garden, radiator, serving hatch to kitchen

#### RE-FITTED KITCHEN/BREAKFAST ROOM

4.4m x 2.7m (14' 5" x 8' 10") UPVC window with rear aspect, door to family room, work surface with tiled splashback and drawers and cupboards under, induction hob, eye level oven and grill, integrated fridge/freezer, integrated dishwasher, stainless steel sink with mixer tap and drainer

#### FAMILY ROOM

4.07m x 3.20m (13' 4" x 10' 6")

UPVC window with rear aspect and door to rear garden, door to utility room, radiator

### UTILITY ROOM

3.24m x 1.81m (10' 8" x 5' 11")

Stainless steel sink with mixer tap and drainer, work surface with cupboard under, wall mounted cupboard, washing machine, dryer, freezer, radiator

### FIRST FLOOR

#### BEDROOM ONE

3.67m x 3.66m (12' 0" x 12' 0")

UPVC window with rear aspect, radiator, door to en-suite bathroom

#### RE-FITTED EN-SUITE BATHROOM

UPVC frosted window with front aspect, white suite comprising bath with mixer tap, shower attachment and glazed screen, wash basin with mixer tap and cupboard under, WC with push button flush, radiator, shaver point

#### BEDROOM TWO

3.65m x 3.02m (12' 0" x 9' 11")

UPVC window with rear aspect, radiator

#### BEDROOM THREE

3.43m x 2.38m (11' 3" x 7' 10")

UPVC window with front aspect, radiator

#### BEDROOM FOUR

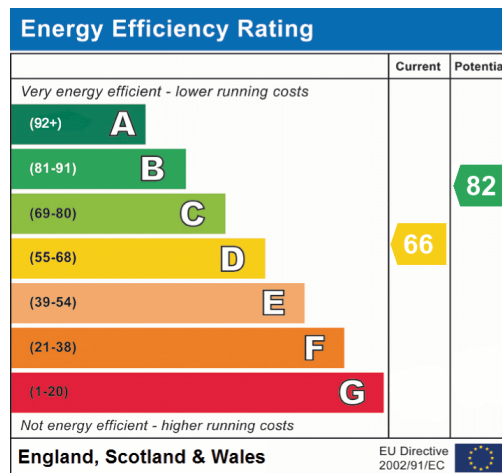
2.69m x 2.22m (8' 10" x 7' 3")

UPVC window with rear aspect, radiator

#### RE-FITTED FAMILY BATHROOM

UPVC frosted window with front aspect, door to airing cupboard with hot water tank, white suite comprising bath with mixer tap, shower attachment and glazed screen, wash basin





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