

SOLD STC

£499,950 Freehold



Willow Tree Cottage, Rose Hill, Binfield, Berkshire. RG42 5LG

- NO ONWARD CHAIN
- DETACHED
- ENTRANCE HALL
- CLOAKROOM
- KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- LIVING ROOM
- CONSERVATORY
- TWO DOUBLE BEDROOMS
- BATHROOM
- PRIVATE REAR GARDEN
- OFF ROAD PARKING



PROPERTY DESCRIPTION

An attractive, well presented Detached, Two Bedroom Cottage located in a pleasant position within Binfield Village. The property benefits from Two Double Bedrooms, Off Road Parking and is offered to the market with NO ONWARD CHAIN.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE PORCH

UPVC double glazed door to entrance hall

ENTRANCE HALL

Large entrance hall with full height UPVC double glazed window with front aspect and UPVC double glazed window with side aspect, turning staircase to first floor with recess beneath, radiator, recessed downlighters

CLOAKROOM

UPVC double glazed window with side aspect, wash hand basin, WC, radiator, tiled floor

LIVING ROOM

12' 7" x 9' 7" (3.84m x 2.92m)

Double glazed door leading to conservatory and two windows with rear aspect, radiator, four wall light points, TV aerial point

CONSERVATORY

10' 11" x 7' 9" (3.33m x 2.36m)

UPVC double glazed conservatory with French doors leading to the rear garden, radiator, two wall light points

KITCHEN/BREAKFAST ROOM

12' 8" x 7' 11" (3.86m x 2.41m)

Dual aspect room with UPVC double glazed window with front aspect and UPVC French doors to the rear garden, granite work surfaces, cupboard housing combination boiler, gas hob with extractor hood, electric oven/grill, integrated fridge, integrated freezer, integrated washer/dryer, integrated dishwasher, radiator, tiled flooring, recessed halogen downlighters, space for breakfast table

FIRST FLOOR

BEDROOM ONE

12' 9" x 9' 8" (3.89m x 2.95m)

UPVC double glazed window with front aspect, radiator, TV aerial point,

BEDROOM TWO

12' 9" x 8' 0" (3.89m x 2.44m)

UPVC double glazed window with front aspect, radiator, access to loft space, TV aerial point

BATHROOM

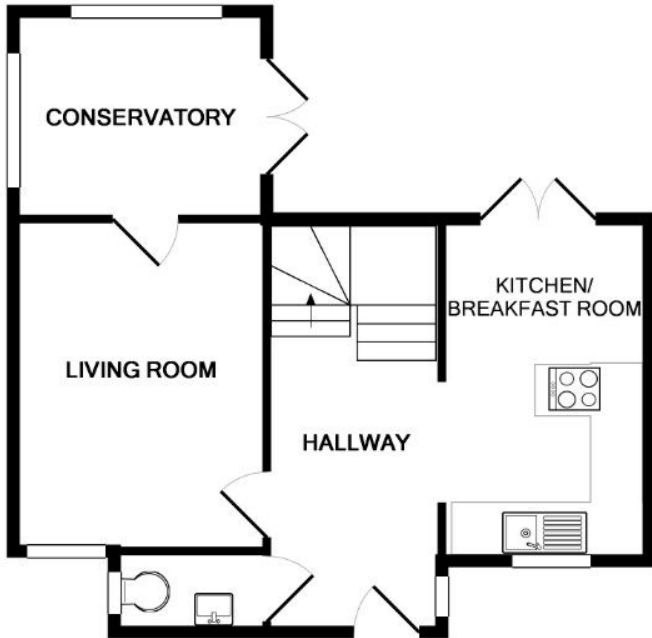
UPVC double glazed window with side aspect, bath with mixer tap and shower attachment, wash basin, WC, heated towel rail, shaver point, tiled floor, recessed downlighters and extractor fan

OUTSIDE

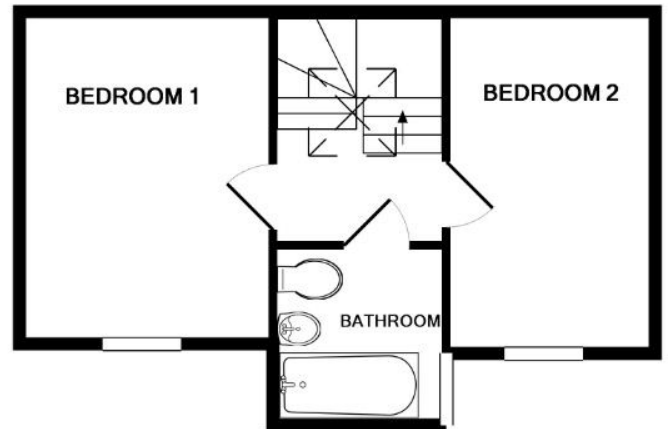
REAR GARDEN

There is a private rear garden with a paved patio and lawn enclosed on all boundaries by





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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