



1 Minchin Green, Binfield, Berkshire RG42 5JW

£850,000 - Freehold

Property Summary

An extremely well presented and extended, detached home located in a small cul de sac of similar properties and within an easy walk of the village centre and amenities. The house offers ideal family accommodation with four reception rooms, four double bedrooms and three bathrooms

Features

- MAIN BED WITH DRESSING & EN-SUITE
- GUEST BED WITH EN-SUITE
- RE-FITTED BATHROOM
- RE-FITTED KITCHEN/BREAKFAST ROOM
- FAMILY ROOM + STUDY
- LARGE CONSERVATORY
- SPACIOUS LOUNGE
- INTEGRAL GARAGE
- DRIVEWAY PARKING FOR 3 CARS
- UTILITY ROOM & CLOAKROOM



Room Descriptions

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, circular window with front aspect, double panel radiator, tiled floor, spotlights to ceiling

STUDY

3.45m x 2.41m (11' 4" x 7' 11")

UPVC window with front aspect, spotlights to ceiling, double panel radiator

RE-FITTED UTILITY ROOM

Range of eye level cupboards, preparation surface with cupboards under, stainless steel circular sink with mixer tap, space and plumbing for washing machine, tiled floor, extractor fan, door to garage, door to cloakroom

CLOAKROOM

White suite comprising WC and hand basin with mixer tap, tiled floor, extractor fan

LIVING ROOM

5.79m x 3.76m (19' 0" x 12' 4")

Twin UPVC windows with rear aspect, two double radiators, spotlights to ceiling

FAMILY ROOM

4.14m x 3.0m (13' 7" x 9' 10")

French doors to conservatory, double wall radiators, spotlights to ceiling

RE-FITTED KITCHEN/BREAKFAST ROOM

4.85m x 4.19m (15' 11" x 13' 9")

Twin UPVC windows with front aspect, UPVC panel and glazed door with access to side of property, folding bi-fold doors to conservatory, range of eye level cupboards, built in extractor fan, granite work surface with drawers and cupboards under, five ring gas hob, integrated double oven/grill, one and a half bowl sink with mixer tap and drainer, built in bin/recycling cupboard, integrated dishwasher, space for American style fridge/freezer and further wall cupboards, built in wine racks, tiled floor with underfloor heating, spotlights to ceiling

CONSERVATORY

6.71m x 4.57m (22' 0" x 15' 0")

Of UPVC and brick construction with double doors to garden, tiled floor with underfloor heating, skylights

FIRST FLOOR

LANDING

Access to loft with drop down ladder and lighting, single panel radiator, spotlight to ceiling

MAIN BEDROOM

3.81m x 2.98m (12' 6" x 9' 9")

UPVC window with rear aspect, built in double wardrobe with shelves and hanging space, spotlights to ceiling, access to dressing room and EN-SUITE SHOWER ROOM with UPVC windows with side and front aspect, large walk in shower with glazed screen, WC, wash basin with mixer tap and illuminated mirror over, heated towel radiator, illuminated mirror, tiled floor, extractor fan

GUEST BEDROOM

3.84m x 2.44m (12' 7" x 8' 0")

UPVC window with front aspect, built in double wardrobe, double panel radiator door to EN-SUITE SHOWER ROOM with fully tiled walls, glazed shower cubicle, wash basin with mixer tap and illuminated mirror over, WC, tiled floor, extractor fan, spotlights to ceiling

BEDROOM THREE

3.66m x 3.07m (12' 0" x 10' 1")

UPVC windows with rear and side aspect, built in double wardrobe, single panel radiator, spotlights to ceiling

BEDROOM FOUR

3.68m x 3.20m (12' 1" x 10' 6")

Twin UPVC windows with front aspect, double panel radiator, spotlights to ceiling

RE-FITTED FAMILY BATHROOM

UPVC window with rear aspect, fully tiled walls, shower cubicle with power shower, large double ended bath with mixer tap, WC, wash basin with cupboard under and mixer tap, illuminated mirror over, chrome heated towel rail, tiled floor, spotlights to ceiling

OUTSIDE

GARAGE

6.38m x 3.15m (20' 11" x 10' 4")

With electric door, light and power

REAR GARDEN

The rear garden is enclosed by wood panel fencing and has a private aspect. There is access to the front of the property via a side gate and the garden is comprised of a large paved patio with lawn and planted borders. There is a wooden shed to one side.

FRONT GARDEN

There is an extensive block paved driveway to the front of the property providing parking for three cars. There is also a small lawned area surrounded by hedging.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(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		