



52 Angel Place, Binfield, Berkshire RG42 4DZ

£285,000 - Freehold

### Property Summary

A one bedroom house with re-fitted kitchen and garden, located in a quiet cul de sac on this popular development at the centre of the village. The property is being sold with no onward chain

### Features

- RE-FITTED KITCHEN WITH APPLIANCES
- DOUBLE BEDROOM WITH WARDROBE
- FRONT & REAR GARDENS
- GAS FIRED CENTRAL HEATING
- QUIET LOCATION



## Room Descriptions

### GROUND FLOOR

#### ENTRANCE PORCH

With door to bin cupboard with service meters, glazed door to lounge

#### LOUNGE

4.19m x 3.89m (13' 9" x 12' 9")

Boxed bay window with wide shelf, stairs to first floor, door to kitchen, radiator, TV point

#### KITCHEN

2.82m x 1.60m (9' 3" x 5' 3")

Window with front aspect, stainless steel sink with drainer and mixer tap, work surface with drawers and cupboards under, integrated four ring gas hob, electric oven/grill, range of eye level cupboards, washing machine, fridge, radiator, door to deep downstairs storage cupboard

### FIRST FLOOR

#### LANDING

With access to loft and doors to bedroom and bathroom

#### BEDROOM

3.28m x 3.28m (10' 9" x 10' 9")

Window with front aspect, built in double wardrobe with shelves and hanging space, airing cupboard with hot water heater and slatted shelving, TV point

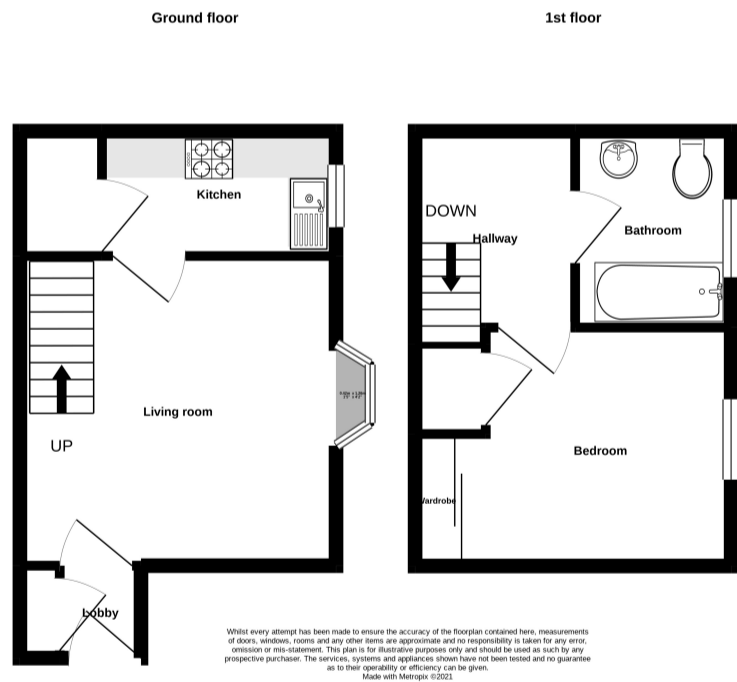
#### BATHROOM

Window with front aspect, half tiled walls extending to fully tiled around panel enclosed bath with mixer tap and shower attachment, pedestal wash basin with mixer tap, mirror with shaver point, WC, radiator

### OUTSIDE

#### GARDENS

Occupying a corner position, the front garden is larger than average and mainly laid to lawn with planted borders. The rear garden is accessed to the side of the property and is laid to lawn



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	72	
(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	