



2 Holmwood, Forest Road, Binfield RG42 4HA

£2,000 pcm

### Property Summary

A recently built and deceptively spacious, three double bedroom house with a 20ft lounge, two bathrooms & downstairs cloakroom. The property is located in Binfield village and is available to rent unfurnished from the beginning of June

### Features

- 20FT LIVING ROOM WITH BIFOLD DOORS
- KITCHEN/BREAKFAST ROOM
- 3 LARGE DOUBLE BEDROOMS
- TWO BATHROOMS
- DOWNSTAIRS CLOAKROOM
- SOLAR PANELS
- REAR GARDEN
- TWO OFF ROAD PARKING SPACES



Room Descriptions

GROUND FLOOR

**Cloakroom**  
UPVC window with front aspect, chrome heated towel rail, white suite comprising WC with push button flush and wash basin with cupboard under, laminate flooring

**Living Room**  
20' x 15' 10" (6.10m x 4.83m) Bi-fold doors to rear garden, two radiators, door to understairs cupboard, recessed lighting, laminate flooring

**Kitchen/Breakfast Room**  
15' 9" x 8' (4.81m x 2.44m) UPVC window with front aspect, radiator, range of eye level cupboards including one housing gas fired boiler, quartz work surface with drawers and cupboards under, quartz and glass splashback, Siemens induction hob with oven/grill under & extractor hood over, integrated washing machine, integrated dryer, integrated fridge/freezer, integrated diwshwasher, one and a half bowl stainless steel sink with mixer tap and quartz drainer, recessed lighting, laminate flooring

FIRST FLOOR

**Bedroom Two**  
16' 1" x 10' 2" (4.91m x 3.11m) Twin UPVC windows with rear aspect, two radiators, built in double wardrobe with shelf and hanging space, wool loop carpet

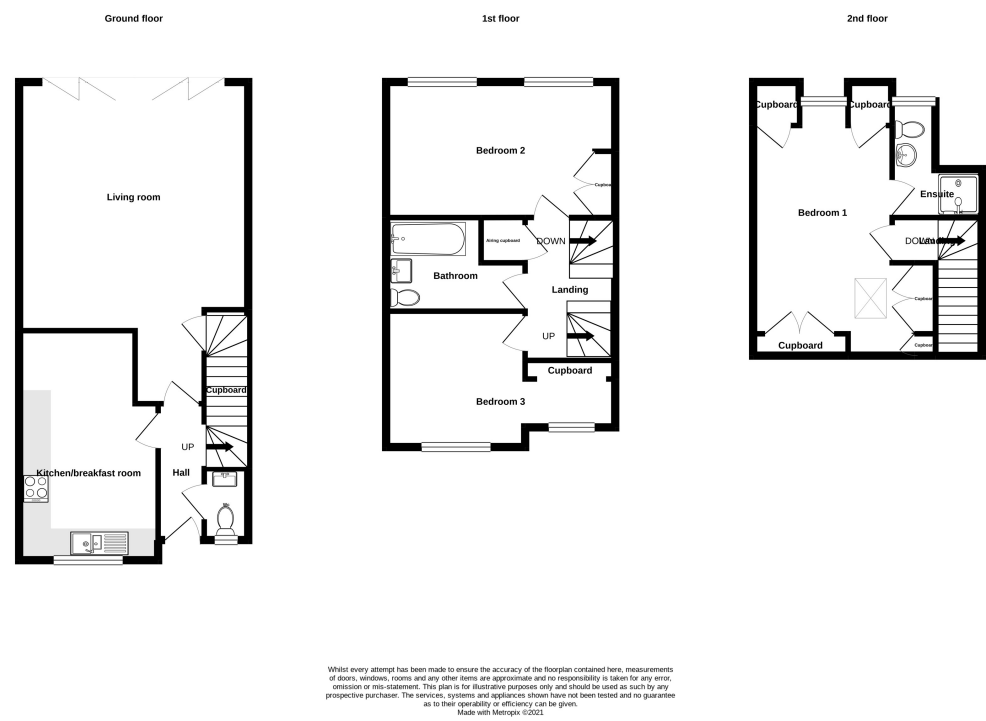
**Bedroom Three**  
16' 3" x 10' 8" (4.96m x 3.25m) Twin UPVC windows with front aspect, two radiators, built in double wardrobe with shelf and hanging space, wool loop carpet

**Family Bathroom**  
White suite comprising bath with mixer tap, glazed shower screen and power shower over, wash basin with mixer tap, drawer under and illuminated mirror over, WC with dual flush, chrome heated towel rail, recessed lighting, laminate flooring

SECOND FLOOR

**Bedroom One**  
18' 6" x 11' (5.65m x 3.35m) UPVC window with rear aspect, Velux window with front aspect, two radiators, two built in double wardrobes, eaves storage, wool loop carpet

**Shower Room**  
UPVC window with rear aspect, white suite comprising shower cubicle with power shower, glazed screen and mosaic tiles, WC with dual flush and wash basin with drawers under and illuminated mirror over, chrome heated towel rail, recessed lighting, laminate flooring



OUTSIDE

**Rear Garden**  
The rear garden is enclosed by wood panel fencing and is comprised of a large paved patio with an artificial turf lawn

