



ESTATE AGENTS
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2 Erwarton Cottage Forest Road, Binfield, Bracknell, Berkshire RG42 4HA

£3,000 pcm

Property Summary

An extremely spacious and well appointed, new build property with five bedrooms and four bathrooms, located within an easy walk of the village centre. The accommodation is arranged over three floors with a large open plan kitchen/dining area ideal for family living, and is available unfurnished from the beginning of May

Features

- FIVE BEDROOMS
- FOUR BATHROOMS
- LARGE LIVING ROOM
- UNDERFLOOR HEATING TO GROUND FLOOR
- LARGE FAMILY ROOM
- THREE PARKING SPACES
- KITCHEN / DINING ROOM
- GARDENER INCLUDED



Room Descriptions

GROUND FLOOR

ENTRANCE HALL

With double doors to living room, door to cloakroom and open to family room, ceramic tiled floor with underfloor heating, door to understairs storage cupboard, recessed lighting

LIVING ROOM

4.06m x 5.44m (13' 4" x 17' 10")

UPVC bay window with front aspect, double doors to entrance hall, recessed lighting to ceiling and wall mounted downlighters, ceramic tiled floor with underfloor heating, TV & internet points

CLOAKROOM

Fully tiled walls and floor, WC with push button flush, hand basin with mixer tap and mirror over, extractor fan, ceramic tiled floor with underfloor heating

FAMILY ROOM

5.22m x 4.12m (17' 2" x 13' 6")

Stairs to first floor, UPVC windows with side aspect, recessed lighting to ceiling, ceramic tiled floor with underfloor heating, TV & internet points

KITCHEN / DINING ROOM

5.22m x 6.44m (17' 2" x 21' 2")

UPVC French doors to rear garden with casement windows to each side, Velux window, door to utility room, access to dining/family room, vaulted ceiling, recessed lighting to ceiling and wall mounted downlighters, range of eye level cupboards, integrated eye level oven/grill and integrated microwave, solid oak work surface with drawers and cupboards under, integrated fridge/freezer, five ring gas hob with extractor hood, island unit/breakfast bar with one and a half bowl sink with mixer tap and further cupboards under, ceramic tiled floor with underfloor heating, TV & internet points

UTILITY ROOM

UPVC door giving side access, door to boiler/airing cupboard, stainless steel sink and drainer with cupboard under, wall mounted cupboards, space and plumbing for washing machine

FIRST FLOOR

BEDROOM ONE

5.22m x 3.72m (17' 2" x 12' 2")

UPVC bay window with front aspect, radiator, recessed lighting to ceiling, wall mounted downlighters, TV & internet points

En-Suite Shower

With fully tiled walls and floor, shower cubicle with folding, glazed door, overhead shower and hand held shower attachment, wash basin with mixer tap, WC with push button flush, chrome heated towel rail, recessed lighting to ceiling, shaver point, extractor fan

BATHROOM

With fully tiled walls and floor, P shaped bath with curved glass screen, mixer tap and hand held shower attachment, wash basin with mixer tap and mirror over, WC with push button flush, chrome heated towel rail, recessed lighting to ceiling, shaver point, extractor fan

BEDROOM THREE

2.79m x 2.72m (9' 2" x 8' 11")

UPVC window with rear aspect, radiator, fitted double wardrobe with light and power, TV & internet points

BEDROOM FOUR

2.27m x 2.72m (7' 5" x 8' 11")

UPVC window with rear aspect, radiator, TV & internet points

SECOND FLOOR

BEDROOM TWO

4.56m x 5.44m (15' 0" x 17' 10")

UPVC bay window with front aspect, Velux window, recessed lighting to ceiling, TV & internet points, door to en-suite shower room

En-Suite Shower

With fully tiled walls and floor, shower cubicle with folding, glazed door, overhead shower and hand held shower attachment, wash basin with mixer tap, WC with push button flush, chrome heated towel rail, recessed lighting to ceiling, shaver point, extractor fan

BEDROOM FIVE / STUDY

4.56m x 2.72m (15' 0" x 8' 11")

UPVC window with rear aspect, radiator, recessed lighting to ceiling, TV & internet points

BATHROOM

With fully tiled walls and floor, P shaped bath with curved glass screen, mixer tap and hand held shower attachment, wash basin with mixer tap and mirror over, WC with push button flush, chrome heated towel rail, recessed lighting to ceiling, shaver point, extractor fan

OUTSIDE

REAR GARDEN

The rear garden will feature an Astroturf lawn and planted borders

FRONT GARDEN

To the front of the property there are three allocated parking spaces set in a landscaped garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	87
(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	