



42 Angel Place, Binfield, Berkshire RG42 4DZ

£425,000 - Freehold

Property Summary

A three bedroom, end of terrace house located in a quiet cul de sac on this sought after development at the heart of the village. The property has recently been refurbished with a new kitchen and boiler, new carpets and flooring, and has been redecorated throughout. It is being sold with no onward chain.

Features

- THREE BEDROOMS
- RE-FITTED KITCHEN
- LOUNGE
- DINING ROOM
- NEW BOILER
- NEW CARPETS & DECOR
- GARAGE IN BLOCK
- CENTRAL VILLAGE LOCATION



Room Descriptions

GROUND FLOOR

ENTRANCE HALL

UPVC panel and glazed front door, stairs to first floor, single panel radiator

LOUNGE

4.78m x 3.54m (15' 8" x 11' 7") 4.75m x 3.52m (15' 7" x 11' 7")

UPVC window with front aspect, double panel radiator, TV point, doors to dining room

RE-FITTED KITCHEN

3.08m x 2.22m (10' 1" x 7' 3") 3.0m x 2.18m (9' 10" x 7' 2")

UPVC window with rear aspect, panel and glazed door giving access to side of house, range of eye level cupboards with built-in extractor, preparation surface with tiled splashback, stainless steel sink with mixer tap and drainer, cupboards under, electric hob, oven and grill, space for fridge, space for freezer, space and plumbing for washing machine, space and plumbing for dishwasher, large understairs storage cupboard, newly fitted gas boiler

DINING ROOM

3.08m x 2.18m (10' 1" x 7' 2") 3.05m x 2.27m (10' 0" x 7' 5")

UPVC window with rear aspect, single panel radiator

FIRST FLOOR

LANDING

UPVC window with side aspect, access to loft

BEDROOM ONE

4.78m x 2.52m (15' 8" x 8' 3") 4.27m x 2.53m (14' 0" x 8' 4")

UPVC window with front aspect, fitted triple wardrobe, radiator

BEDROOM TWO

3.08m x 2.52m (10' 1" x 8' 3") 3.05m x 2.53m (9' 11" x 8' 3")

UPVC window with rear aspect, single panel radiator

BEDROOM THREE

3.12m x 1.89m (10' 3" x 6' 2")

UPVC window with front aspect, airing cupboard with hot water tank and fitted shelving, radiator

BATHROOM

1.90m x 1.89m (6' 3" x 6' 2")

UPVC frosted window with rear aspect, single panel radiator, bath with mixer tap and shower attachment over, wash basin and WC, laminate flooring

OUTSIDE

REAR GARDEN

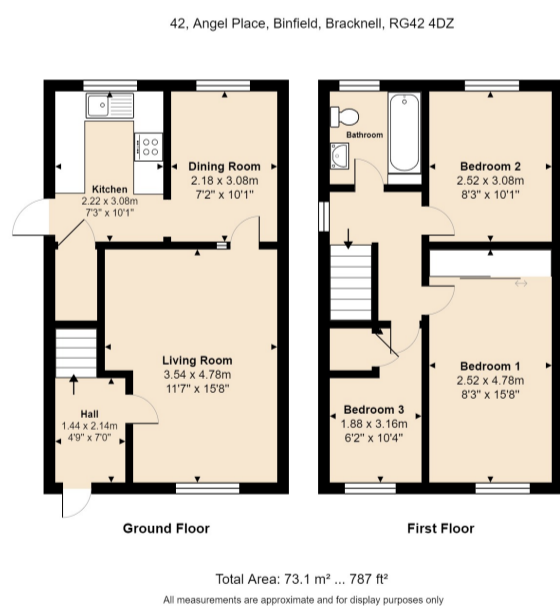
The rear garden is enclosed by wood panel fencing with a wooden gate at the side giving access to the front of the property. There is a paved patio with the remainder of the garden being laid to lawn

FRONT GARDEN

There is a large front garden laid to lawn with a border planted with shrubs and a driveway providing allocated parking for one vehicle

GARAGE IN BLOCK

Single garage in block with metal up and over door



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(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