



ESTATE AGENTS
Keith Gibbs



3 Hillcrest Forest Road, Binfield, Berkshire RG42 4AF

£329,950 - Leasehold

Property Summary

A spacious and well presented, ground floor apartment, built to a high specification with two double bedrooms, two bathrooms and high quality kitchen with integrated appliances. The property is located in Binfield village and benefits from a pretty communal garden

Features

- MAIN BEDROOM WITH EN-SUITE SHOWER
- SECOND DOUBLE BEDROOM
- FAMILY BATHROOM
- 20FT LIVING ROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- GAS FIRED CENTRAL HEATING
- OFF ROAD PARKING
- VILLAGE LOCATION
- NEW GAS FIRED BOILER

Room Descriptions

GROUND FLOOR

Entrance Hall

With doors to living room, both bedrooms and bathroom, door to airing cupboard, door to storage cupboards, entry phone, radiator, recessed downlighters

Living Room

20' 6" x 11' (6.26m x 3.35m) UPVC window with front aspect, two radiators, recessed downlighters, TV point, BT point. open to kitchen

Kitchen

11' 1" x 6' 2" (3.37m x 1.88m) Range of quality base and wall mounted cupboards with granite work surface, stainless steel electric oven and grill, five ring gas hob with stainless steel extractor hood, stainless steel sink with granite drainer, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher, integrated microwave, recessed and under cupboard lighting, tiled floor

Main Bedroom

17' x 9' 3" (5.18m x 2.82m) UPVC window with front aspect, built in wardrobes with overhead storage cupboards, radiator, recessed downlighters, TV point, BT point, door to en-suite shower room

Shower Room

Shower cubicle with thermostatic shower valve, wash basin and WC, ceramic tiled floor and walls, chrome heated towel rail, recessed downlighters, extractor fan

Bedroom Two

14' 2" x 8' (4.32m x 2.44m) UPVC window with front aspect, radiator, recessed downlighters, TV point, telephone point

Bathroom

Panel enclosed bath with mixer tap and hand shower attachment, wash basin and WC, ceramic tiled walls and floor, chrome heated towel rail, recessed downlighters, extractor fan, shaver point

OUTSIDE

Communal Garden

There is a well kept communal garden to the rear of the property

Parking

There is one allocated parking space in front of the property



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	77
(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	