



ESTATE AGENTS
Keith Gibbs

1 Cheney Close, Binfield, Bracknell, Berkshire RG42 4HF

£750,000 - Freehold

Property Summary

A very well presented, detached family home situated in a small cul-de-sac within easy walking distance of the village centre, primary and secondary schools and local amenities. The property has been further improved by the current owner to a high standard and is being sold with no onward chain

Features

- MAIN BED WITH EN-SUITE
- RE-FITTED KITCHEN/DINING ROOM
- RE-FITTED CLOAKROOM
- LARGE LOUNGE
- STUDY/PLAYROOM
- DETACHED DOUBLE GARAGE
- QUIET LOCATION
- RE-FITTED BATHROOMS
- NO ONWARD CHAIN



Room Descriptions

GROUND FLOOR

ENTRANCE HALL

Approach through composite front door via covered porch with outside security light, engineered wood floor, stairs to first floor with understairs storage cupboard, vertical column radiator, telephone point, access to lounge, kitchen and cloakroom

RE-FITTED CLOAKROOM

UPVC double glazed window with front aspect, low flush WC, hand basin with tiled splashback, coved cornice to ceiling, engineered wood floor

STUDY/PLAYROOM

3.40m x 2.55m (11' 2" x 8' 4")

UPVC double glazed window with front aspect, coved cornice to ceiling, radiator, TV point

LOUNGE

3.40m x 6.12m (11' 2" x 20' 1")

UPVC double glazed window with rear aspect, double doors with access to study, cast iron multi burner with glass doors, two vertical column radiators, TV point

RE-FITTED KITCHEN/DINING ROOM

5.44m x 3.78m (17' 10" x 12' 5")

UPVC windows with rear aspect, UPVC panel and glazed door giving access to garden, range of eye level cupboards, one containing replacement Glow-Warm boiler for hot water and central heating, roll edged preparation surface with tiled splashback, ceramic one and a half bowl sink with mixer tap and drainer, range of drawers and cupboards under, space and plumbing for dishwasher, built in electric range oven with five ring gas hob, space for fridge/freezer, oak floor, two vertical column radiators, double doors from dining area into lounge

UTILITY ROOM

Spotlights to ceiling, space and plumbing for washing machine, space for dryer, work surface with cupboard under, stainless steel circular sink

FIRST FLOOR

LANDING

UPVC window with front aspect, access to all bedrooms and bathroom, access to loft with ladder, coved cornice to ceiling

BEDROOM ONE

3.52m x 3.78m (11' 7" x 12' 5")

UPVC double glazed window with rear aspect, range of fitted wardrobes comprised of two double and one single, coved cornice to ceiling, radiator, door to en-suite shower room

RE-FITTED EN-SUITE SHOWER ROOM

UPVC double glazed and frosted window with front aspect, large walk in power shower with side screen and floor to ceiling tiles, WC, wash basin with mixer tap and cupboards under, wall mounted cabinet with downlit mirror, heated towel radiator, spotlights to ceiling, fully tiled walls and floor

BEDROOM TWO

3.08m x 3.61m (10' 1" x 11' 10")

UPVC double glazed window with rear aspect, coved cornice to ceiling, radiator

BEDROOM THREE

3.40m x 2.35m (11' 2" x 7' 9")

UPVC double glazed window with rear aspect, coved cornice to ceiling, radiator

BEDROOM FOUR

2.08m x 2.69m (6' 10" x 8' 10")

UPVC double glazed window with rear aspect, radiator

RE-FITTED FAMILY BATHROOM

UPVC window with front aspect, panel enclosed bath with glazed shower screen and power shower, hand basin with cupboard under and mixer tap, WC, spotlights to ceiling, fully tiled walls over bath and tiled floor, door to airing cupboard with factory lagged tank and fitted, slatted shelving.

OUTSIDE

DETACHED DOUBLE GARAGE

5.81m x 5.47m (19' 1" x 17' 11")

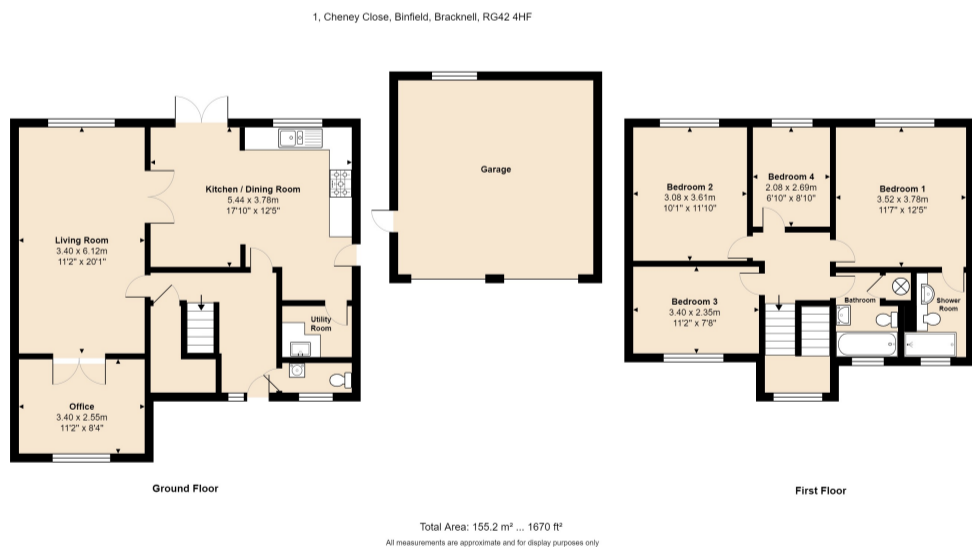
With twin metal up and over doors, eaves storage area, window with rear aspect, light and power

FRONT GARDEN

The front garden is given over to lawn with a few specimen shrubs and plants and an extensive gravel parking area for several vehicles

REAR GARDEN

Enclosed on all boundaries with panel fencing, there is an extensive patio with retaining walls and steps up to an area of lawn with well stocked borders containing a variety of shrubs and plants. There is a small wooden GARDEN SHED and a gate giving access to the front of the property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(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