



35 Milward Gardens, Binfield, Berkshire RG12 8FH

£1,850 pcm

Property Summary

A three bedroom, link semi-detached house with kitchen, two bathrooms, garage and good sized rear garden. The property has been redecorated and has new carpets throughout. Available unfurnished from the beginning of October, the property also benefits from a gardening service being included within the rental price.

Features

- REDECORATED & NEW CARPETS
- ENTRANCE HALL
- KITCHEN
- CLOAKROOM
- LIVING ROOM
- MAIN BED WITH EN-SUITE
- 2 FURTHER BEDROOMS
- BATHROOM
- GAS FIRED CENTRAL HEATING
- UPVC WINDOWS
- GARAGE
- LARGE REAR GARDEN
- GARDENING SERVICE INCLUDED



Room Descriptions

Ground Floor

Entrance Hall
Enter through UPVC panel and glazed front door into entrance hall with stairs to first floor, doors to living room, kitchen and cloakroom, wood laminate flooring, radiator

Cloakroom
WC, hand basin, radiator, extractor fan

Living Room
17' 8" x 12' 4" (5.38m x 3.76m) UPVC sliding patio door giving access to rear garden, UPVC window with rear aspect, wood laminate flooring, double panel radiator, TV point

Newly Fitted Kitchen
8' 6" x 6' 1" (2.60m x 1.86m) UPVC window with front aspect, four ring gas hob with extractor over and electric oven/grill under, washing machine, fridge/freezer, stainless steel sink with mixer tap and drainer, range of cupboards and drawers, preparation surface with tiled splashback

First Floor

Landing
With doors to bathroom and all bedrooms and door to airing cupboard

Bathroom
UPVC window with rear aspect, bath with shower attachment, wash basin with mixer tap and cupboard over, WC with push button flush, chrome heated towel rail, extractor fan

Bedroom One
13' 10" x 8' 11" (4.21m x 2.73m) UPVC window with front aspect, built-in deep cupboard/wardrobe, radiator, door to en-suite shower room

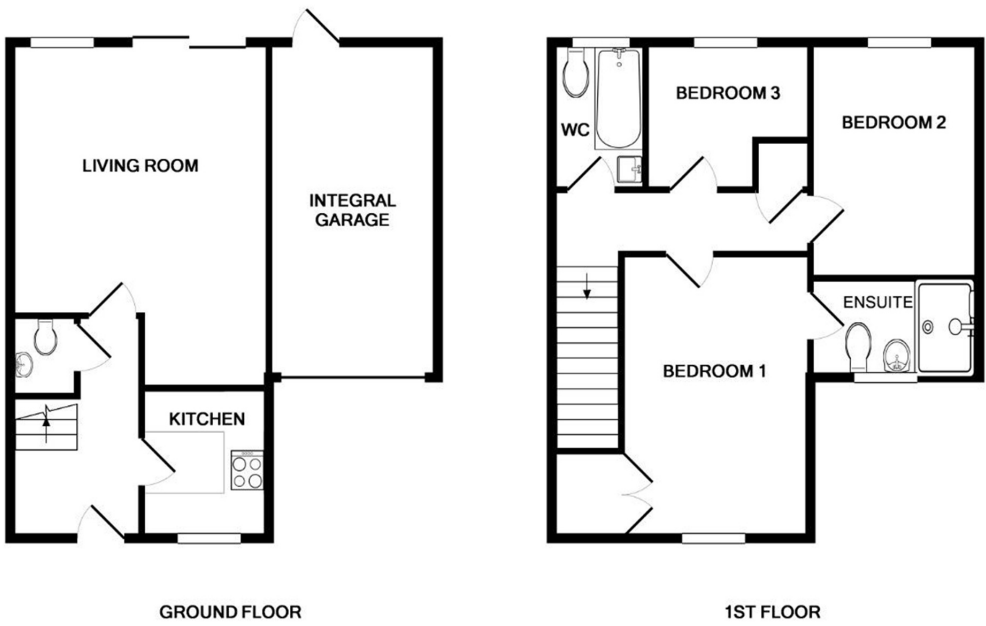
En-suite shower room
UPVC window with front aspect, large walk in shower cubicle with power shower, WC with push button flush, wash basin with mixer tap, extractor fan

Bedroom Two
11' 10" x 8' 2" (3.61m x 2.48m) UPVC window with rear aspect, radiator

Bedroom Three
7' 3" x 6' 6" (2.20m x 1.98m) UPVC window with rear aspect, radiator

Outside

Integral Single Garage
Integral single garage with up and over door, light and power and courtesy door to rear garden



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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Rear Garden
The rear garden is enclosed by fencing and has access to the front of the property via the garage. There is a paved patio area adjacent to the house with a brick retaining wall and steps up to the lawn with raised beds

