



Culag, Forest Road, Binfield, Berkshire RG42 4HB

Asking Price £499,950 - Freehold

Property Summary

A Three Bedroom Semi-Detached House located in the centre of Binfield Village with Garage and Driveway parking. With a large, South Facing Rear Garden, the property offers great potential for extension/improvement (STPP) - providing an ideal opportunity to create a fabulous family home.

Features

- VILLAGE CENTRE LOCATION
- LIVING ROOM/DINER
- THREE BEDROOMS
- GARAGE & DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- POTENTIAL TO EXTEND/IMPROVE (STPP)
- RE-FITTED SHOWER ROOM
- NO ONWARD CHAIN
- GAS FIRED CENTRAL HEATING

Room Descriptions

Entrance
UPVC front door, opening into the Entrance Hall. Stairs rising to the First Floor.

Living Room/Diner
4.86m x 6.20m (15' 11" x 20' 4") With front aspect window and wooden flooring, decorative fireplace and surround with gas fire, radiator

Kitchen
2.72m x 2.44m (8' 11" x 8' 0") UPVC door to the side of the property, rear aspect window with views to garden. A range of eye-level and base units with complementary roll edge work surface over, electric oven and hob, stainless steel sink unit and drainer, chrome mixer tap. There is space for a washing machine and a useful pantry. A lean-to single glazed Conservatory is accessed via the side door.

First Floor Landing
UPVC access to loft space.

Bedroom One
3.66m x 3.10m (12' 0" x 10' 2") Double Bedroom with front aspect UPVC window, radiator below. Built-in wardrobe/cupboard.

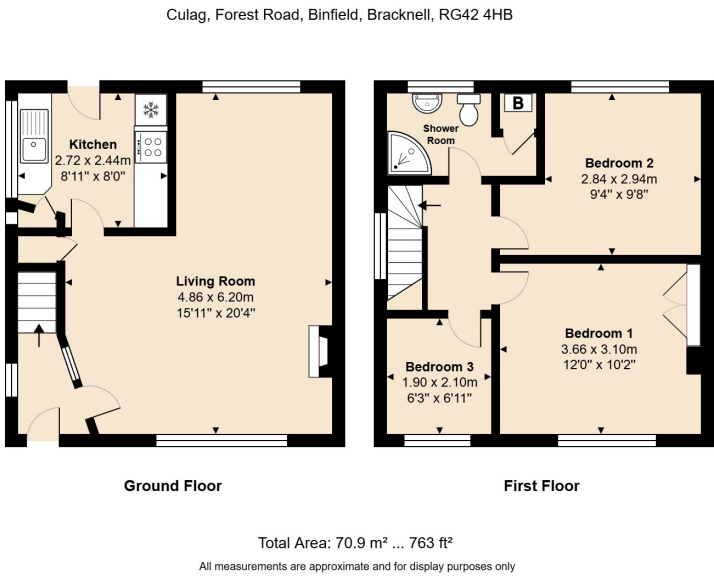
Bedroom Two
2.84m x 2.94m (9' 4" x 9' 8") Double Bedroom with rear aspect, UPVC window, radiator.

Bedroom Three
1.90m x 2.10m (6' 3" x 6' 11") Front aspect with UPVC window, radiator.

Re fitted Shower Room
Modern fitted Shower Room with quadrant shower enclosure, with chrome shower attachment, white close coupled W.C., white wash hand basin, contemporary grey part-tiled walls, complementary grey flooring. obscure glass UPVC window.

Rear Garden
South facing, mainly laid to lawn with mature bushes/shrubs and patio area. Fully enclosed with wood panel fencing.

Garage
Single Garage with up-and-over door.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	