



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

- 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



PROPERTY DESCRIPTION

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



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



FLOORPLAN & EPC

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



Total Area: 155.2 m² ... 1670 ft²
 All measurements are approximate and for display purposes only

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	

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