



68 Red Rose, Binfield, Berkshire RG42 5LD

£585,000 - Freehold

### Property Summary

A well presented and spacious, detached chalet bungalow with 3/4 double bedrooms on a good sized plot at the heart of the village. The property is in a quiet location at the top of a cul de sac with an easy walk to all amenities

### Features

- MAIN BED WITH EN-SUITE SHOWER
- TWO FURTHER DOUBLE BEDROOMS
- DOWNSTAIRS BATHROOM
- FAMILY ROOM/BEDROOM
- CONSERVATORY
- UTILITY ROOM
- INTEGRAL GARAGE
- LANDSCAPED GARDEN
- CENTRAL VILLAGE LOCATION





## Room Descriptions

### GROUND FLOOR

#### Large Entrance Hall

UPVC front door, stairs to first floor, door to storage cupboard, radiator, doors to family room, kitchen and bathroom

#### Family Room/Bedroom

3.33m x 3.25m (10' 11" x 10' 8")

UPVC window with front aspect, contemporary wood door, radiator

#### Kitchen

3.89m x 2.55m (12' 9" x 8' 4")

UPVC window with rear aspect, door to utility room, range of modern fitted units, work surface with drawers and cupboards under, stainless steel one and a half bowl sink with mixer tap and drainer, room for free standing fridge/freezer, ceramic hob with stainless steel extractor and oven /grill, space and plumbing for dishwasher, door to cupboard housing hot water tank, wall mounted heater, tiled floor, contemporary wood doors to living room and hall

#### Living Room

3.60m x 7.27m (11' 10" x 23' 10")

UPVC window with front aspect, sliding glazed doors to conservatory, contemporary wood door to kitchen, two radiators, decorative fire place with wood mantel , TV point

#### Conservatory

3.50m x 3.20m (11' 6" x 10' 6")

Of UPVC and brick construction with double doors to rear garden, tiled floor, electric heater

#### Bathroom

UPVC frosted window with rear aspect, bath with twin taps and shower over, wash basin, WC, radiator, contemporary wood door

#### Utility Room

UPVC door to rear garden and window with rear aspect, door to integral garage, work surface, space and plumbing for washing machine, space for dryer

### FIRST FLOOR

#### Main Bedroom

4.35m x 3.58m (14' 3" x 11' 9")

UPVC window with side aspect, eaves storage, radiator, contemporary wood door, door to en-suite shower room

#### En-suite Shower Room

UPVC frosted window with rear aspect, walk in shower with glazed screen, wash basin and WC, chrome heated towel rail, extractor fan

#### Bedroom Two

4.54m x 3.66m (14' 11" x 12' 0")

UPVC window with front aspect, radiator, contemporary wood door

#### Bedroom Three

3.78m x 2.62m (12' 5" x 8' 7")

UPVC window with rear aspect, eaves storage, radiator, contemporary wood door

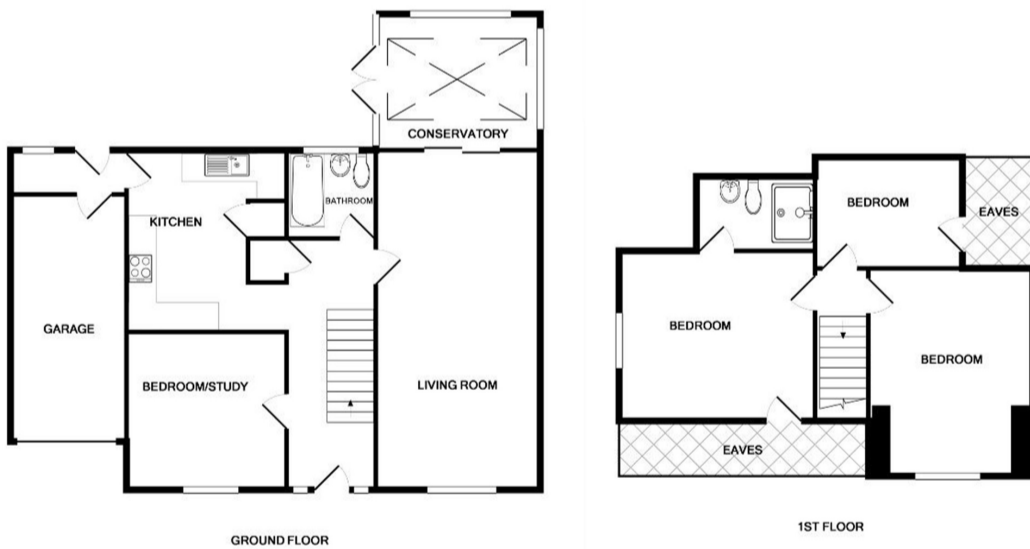
### OUTSIDE

#### Rear Garden

The rear garden is a good size and is enclosed by a combination of panel fencing and hedging. There is a large paved patio adjacent to the house with the remainder of the garden being laid to lawn with planted borders and a decked area with a gravel bed. There is also a wood GARDEN SHED and access to the front of the property

#### Front Garden

The front garden is laid to lawn with a low brick wall at the perimeter. There is a driveway leading to the garage



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.  
Made with Metropix C2019



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	