



Cheddar, Emmets Nest, Binfield, Berkshire. RG42 4HH

- THREE DOUBLE BEDROOMS
- LARGE LIVING ROOM
- CENTRAL VILLAGE LOCATION
- NO THROUGH ROAD
- LARGE PLOT
- NISSAN HUT WITH RESIDENTIAL USE
- NO ONWARD CHAIN
- POTENTIAL TO EXTEND



PROPERTY DESCRIPTION

A detached three bedroom bungalow located on a large plot in a quiet cul de sac at the heart of the village and being sold with no onward chain. The property is in need of modernisation, could be extended and benefits from an outbuilding with residential use which can be redeveloped (all subject to planning permission)



ROOM DESCRIPTIONS

REAR LOBBY

Sliding patio door to rear garden, space and plumbing for washing machine, WC, glazed door to kitchen

GROUND FLOOR

KITCHEN

4.78m x 2.94m (15' 8" x 9' 8")

Double glazed windows with rear and side aspect, panel and glazed door to hall, stainless steel sink with double drainer, space for cooker, space for fridge/freezer, work surface with tiled splashback and drawers and cupboards under, wall mounted cupboards, serving hatch to living room, single panel radiator

HALLWAY

Doors to bedrooms two and three, family bathroom, kitchen and living room, door to airing cupboard with hot water tank

LIVING ROOM

6.5m x 3.58m (21' 4" x 11' 9")

Double glazed window with rear aspect and sliding patio doors to rear garden, TV point, double panel radiator, gas fire, door to main bedroom

BEDROOM ONE

3.96m x 3.72m (13' 0" x 12' 2")

Double glazed bay window with front aspect, fitted wardrobes along one wall with cupboards over, double panel radiator

BATHROOM

Opaque window with side aspect, panel enclosed bath with Triton shower over, wash basin, WC, single panel radiator

BEDROOM TWO

2.78m x 3.72m (9' 1" x 12' 2")

Double glazed window with front aspect, double panel radiator, fitted wardrobe

BEDROOM THREE

3.00m x 2.36m (9' 10" x 7' 9")

Double glazed window with front aspect, single panel radiator, fitted double wardrobe with cupboards over

OUTSIDE

REAR GARDEN

There is a large rear garden enclosed by wood panel fencing which is laid to lawn and has side access via a double width driveway which provides parking for several vehicles. The garden contains a Nissen hut

NISSEN HUT

5.7m x 9.4m (18' 8" x 30' 10")

This building currently has two sets of double doors to one side and a door with front access. It is divided into three separate areas of which two have fireplaces.

The building has residential usage.

FRONT GARDEN

The front garden is laid to lawn with a planted border



FLOORPLAN & EPC

Cheddar, Emmets Nest, Binfield, Bracknell, RG42 4HH



Total Area: 82.2 m² ... 884 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	57	
(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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