

FOR SALE

£550,000 Freehold



10 Lammas Mead, Temple Park, Binfield, Berkshire. RG42 4NF

- LOUNGE WITH BAY WINDOW
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- MAIN BED WITH EN-SUITE SHOWER
- UPVC WINDOWS
- GARAGE AND DRIVEWAY PARKING
- LARGE PLOT



PROPERTY DESCRIPTION

A three bedroom, detached property sitting on a lovely plot in a quiet cul de sac on this popular development within walking distance of King's Academy. The house could be extended (subject to planning permission) and is offered for sale with no onward chain



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, door to understairs storage cupboard, doors to cloakroom, kitchen/breakfast room and lounge

CLOAKROOM

UPVC frosted window with front aspect, corner hand basin, WC, radiator

LOUNGE

3.28m x 4.42m (10' 9" x 14' 6")

UPVC bay window with front aspect, door to dining room, fireplace with wood mantel, marble hearth and socket for electric fire, double panel radiator, light dimmer control switch, TV point

DINING ROOM

2.96m x 3.04m (9' 9" x 10' 0")

UPVC windows with rear aspect and panelled door to rear garden, single panel radiator, light dimmer control switch, doors to lounge and kitchen/breakfast room

KITCHEN/BREAKFAST ROOM

3.04m x 3.04m (10' 0" x 10' 0")

UPVC window with rear aspect, door to utility room, range of fitted units, work surface with drawers and cupboards under, room for fridge, electric hob with electric oven/grill under, stainless steel sink with drainer and mixer tap, single panel radiator

UTILITY ROOM

1.64m x 3.04m (5' 5" x 10' 0")

UPVC window with rear aspect and door to side of property, stainless steel sink and drainer, space and plumbing for washing machine, space for freezer, gas fired boiler

FIRST FLOOR

LANDING

UPVC window with side aspect, airing cupboard with hot water tank and fitted, slatted shelving, doors to all bedrooms and family bathroom

MAIN BEDROOM

3.23m x 3.22m (10' 7" x 10' 7")

UPVC window with rear aspect, door to en-suite shower room, double fitted wardrobe with sliding doors, single panel radiator

EN-SUITE SHOWER ROOM

UPVC frosted window with side aspect, shower cubicle with re-fitted shower and glazed door, wash basin, WC, single panel radiator

BEDROOM TWO

2.68m x 3.08m (8' 10" x 10' 1")

UPVC window with front aspect, triple fitted wardrobe with mirrored doors, single panel radiator

BEDROOM THREE

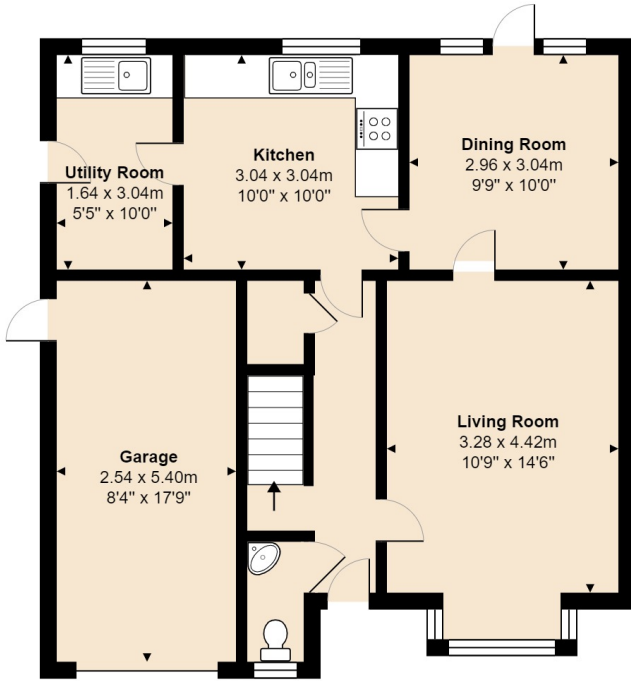
2.52m x 2.13m (8' 3" x 7' 0")

UPVC window with front aspect, double fitted wardrobe with mirrored doors, single panel radiator

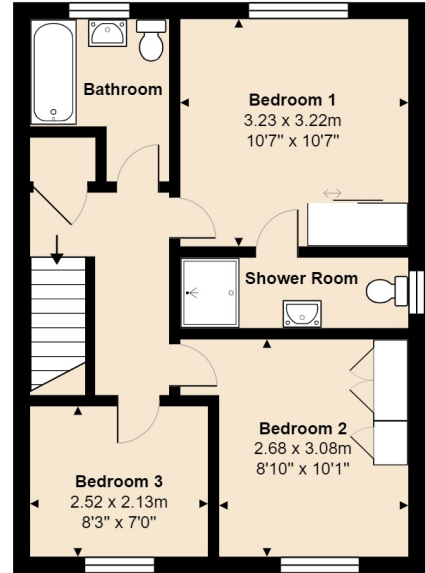


FLOORPLAN & EPC

10, Lammas Mead, Binfield, Bracknell, RG42 4NF



Ground Floor



First Floor

Total Area: 106.0 m² ... 1141 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		84
(69-80)	C		
(55-68)	D	61	
(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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