



York End, Binfield, Berkshire. RG42 5JY

- MASTER BEDROOM SUITE
- GUEST BEDROOM SUITE
- TWO FURTHER BATHROOMS
- RE-FITTED KITCHEN/BREAKFAST
- LOUNGE & SNUG
- INTEGRAL GARAGE
- QUIET LOCATION



PROPERTY DESCRIPTION

An extremely well presented and spacious, five bedroom detached family home in a quiet location within Binfield village. The accommodation is arranged over three floors and includes an impressive master bedroom suite, guest bedroom suite and a flexible ground floor layout.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, coved cornice to ceiling, wall mounted thermostat for central heating, double panel radiator, access to lounge, cloakroom, kitchen, utility room and integral garage

RE-FITTED CLOAKROOM

Half tiled walls, WC, hand basin with mixer tap and cupboard under, extractor fan, chrome heated towel radiator and tiled floor

LOUNGE

5.31m x 3.3m (17' 5" x 10' 10")

UPVC leaded windows with front aspect, coved cornice to ceiling, double panel radiator, TV point, stone fireplace with log burner

SNUG

2.97m x 2.86m (9' 9" x 9' 5")

Coved cornice to ceiling, single panel radiator, laminate flooring, arch to dining room

DINING ROOM

3.05m x 2.86m (10' 0" x 9' 5")

UPVC double doors to rear garden, Velux window with rear aspect, spotlights to ceiling, two radiators, arch to kitchen/breakfast room

RE-FITTED KITCHEN/BREAKFAST ROOM

6.49m x 4.94m (21' 4" x 16' 2")

UPVC double doors to rear garden, UPVC window with rear aspect, twin Velux windows, spotlights to ceiling, range of eye level cupboards, stainless steel extractor fan, granite preparation surface with one and a half bowl sink and drainer, large range cooker with gas hob, range of drawers and cupboards under, integrated dishwasher, American style fridge/freezer, matching island unit with drawers, cupboards and breakfast bar, wood laminate flooring

UTILITY ROOM

2.94m x 1.67m (9' 8" x 5' 6")

UPVC panel and glazed door giving side access to garden, range of eye level cupboards, preparation surface with tiled splashback, circular stainless sink with mixer tap, range of drawers and cupboards under, space and plumbing for washing machine, space for dryer

FIRST FLOOR

LANDING

Doors to all bedrooms and bathroom, door giving access to second floor, airing cupboard

GUEST SUITE

3.73m x 3.5m (12' 3" x 11' 6")

UPVC leaded window with front aspect, fitted wardrobes, coved cornice to ceiling, double panel radiator, access to en-suite shower room



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