

FOR SALE

£450,000 Freehold



## 42 Angel Place, Binfield, Berkshire. RG42 4DZ

- THREE BEDROOMS
- RE-FITTED KITCHEN
- LOUNGE
- DINING ROOM
- NEW BOILER
- NEW CARPETS & DECOR
- GARAGE IN BLOCK
- CENTRAL VILLAGE LOCATION





## PROPERTY DESCRIPTION

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A three bedroom, end of terrace house located in a quiet cul de sac on this sought after development at the heart of the village. The property has a new kitchen, new carpets and boiler and has been redecorated. It is being sold with no onward chain.



## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### ENTRANCE HALL

UPVC panel and glazed front door, stairs to first floor, single panel radiator

#### LOUNGE

4.75m x 3.52m (15' 7" x 11' 7")

UPVC window with front aspect, double panel radiator, TV point, doors to dining room

#### RE-FITTED KITCHEN

3.0m x 2.18m (9' 10" x 7' 2")

UPVC window with rear aspect, panel and glazed door giving access to side of house, range of eye level cupboards with built-in extractor, preparation surface with tiled splashback, stainless steel sink with mixer tap and drainer, cupboards under, electric hob, oven and grill, space for fridge, space for freezer, space and plumbing for washing machine, space and plumbing for dishwasher, large understairs storage cupboard, newly fitted gas boiler

#### DINING ROOM

3.05m x 2.27m (10' 0" x 7' 5")

UPVC window with rear aspect, single panel radiator

### FIRST FLOOR

#### LANDING

UPVC window with side aspect, access to loft

### BEDROOM ONE

4.27m x 2.53m (14' 0" x 8' 4")

UPVC window with front aspect, fitted triple wardrobe, radiator

### BEDROOM TWO

3.01m x 2.52m (9' 11" x 8' 3")

UPVC window with rear aspect, single panel radiator

### BEDROOM THREE

3.12m x 1.89m (10' 3" x 6' 2")

UPVC window with front aspect, airing cupboard with hot water tank and fitted shelving, radiator

### BATHROOM

1.90m x 1.89m (6' 3" x 6' 2")

UPVC frosted window with rear aspect, single panel radiator, bath with mixer tap and shower attachment over, wash basin and WC, laminate flooring

### OUTSIDE

#### REAR GARDEN

The rear garden is enclosed by wood panel fencing with a wooden gate at the side giving access to the front of the property. There is a paved patio with the remainder of the garden being laid to lawn

#### GARAGE IN BLOCK

Single garage in block with metal up and over door



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