



Keith Gibbs  
ESTATE AGENTS



5 Winch Close, Binfield, Berkshire RG42 5TF

£600,000 - Freehold

### Property Summary

A light and spacious detached bungalow located in a quiet cul de sac at the centre of Binfield village. The property has been well maintained and benefits from a private rear garden and garage. It is being sold with no onward chain

### Features

- CENTRAL VILLAGE LOCATION
- QUIET CUL DE SAC
- PRIVATE REAR GARDEN
- NO ONWARD CHAIN
- RE-FITTED KITCHEN
- L SHAPED LIVING ROOM
- MAIN BEDROOM WITH SHOWER
- UPVC WINDOWS



Room Descriptions

GROUND FLOOR

LIVING/DINING ROOM

4.60m x 7.66m (15' 1" x 25' 2")  
UPVC French doors to rear garden, UPVC leaded window with front aspect, double doors to hall, coving, radiators, TV point, coal effect gas fire with wood mantel and decorative surround

KITCHEN

3.28m x 3.80m (10' 9" x 12' 6")  
UPVC window with rear aspect and door to rear garden, integrated electric hob with oven and grill under and extractor over, space and plumbing for washing machine, space for fridge/freezer, white sink with mixer tap and drainer, work surfaces with drawers and cupboards under and tiled splashback, wall mounted cupboards, radiator, ceramic tiled floor.

CLOAKROOM

UPVC frosted window with rear aspect, WC, hand basin

FAMILY BATHROOM

2.06m x 1.88m (6' 9" x 6' 2")  
UPVC frosted window with rear aspect, bath with hand held shower attachment, wash basin with mixer tap, WC, radiator

BEDROOM ONE

3.12m x 3.06m (10' 3" x 10' 0")  
UPVC leaded window with front aspect, range of fitted wardrobes with shelves and hanging space, radiator, access to en-suite shower room

EN-SUITE SHOWER ROOM

UPVC leaded window with front aspect, wash basin with mixer tap and cupboard under, shower cubicle with glazed door, radiator

BEDROOM TWO

3.12m x 3.04m (10' 3" x 10' 0")  
UPVC window with rear aspect, fitted double wardrobe with sliding doors, shelves and hanging space, radiator

BEDROOM THREE

2.34m x 2.10m (7' 8" x 6' 11")  
UPVC leaded window with front aspect, single radiator

OUTSIDE

SINGLE GARAGE

2.94m x 5.14m (9' 8" x 16' 10")  
The garage has an up and over door, courtesy door to the rear garden, light and power and eaves storage

REAR GARDEN

The rear garden has a private aspect and is enclosed by wood panel fencing. There is a large paved patio and access to the front of the property via a wooden gate. A door gives access to the single garage and there is a WOODEN SHED. The garden is laid to lawn with planted borders

