



# 35 Milward Gardens, Binfield, Berkshire. RG12 8FH

- REDECORATED & NEW CARPETS
- ENTRANCE HALL
- KITCHEN
- CLOAKROOM
- LIVING ROOM
- MAIN BED WITH EN-SUITE
- 2 FURTHER BEDROOMS
- BATHROOM
- GAS FIRED CENTRAL HEATING
- UPVC WINDOWS
- GARAGE
- LARGE REAR GARDEN
- GARDENING SERVICE INCLUDED





## PROPERTY DESCRIPTION

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A three bedroom, link semi-detached house with kitchen, two bathrooms, garage and good sized rear garden. The property has been redecorated and has new carpets throughout. Available unfurnished from the beginning of October, the property also benefits from a gardening service being included within the rental price.





## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Hall

Enter through UPVC panel and glazed front door into entrance hall with stairs to first floor, doors to living room, kitchen and cloakroom, wood laminate flooring, radiator

#### Cloakroom

WC, hand basin, radiator, extractor fan

#### Living Room

17' 8" x 12' 4" (5.38m x 3.76m) UPVC sliding patio door giving access to rear garden, UPVC window with rear aspect, wood laminate flooring, double panel radiator, TV point

#### Newly Fitted Kitchen

8' 6" x 6' 1" (2.60m x 1.86m) UPVC window with front aspect, four ring gas hob with extractor over and electric oven/grill under, washing machine, fridge/freezer, stainless steel sink with mixer tap and drainer, range of cupboards and drawers, preparation surface with tiled splashback

### First Floor

#### Landing

With doors to bathroom and all bedrooms and door to airing cupboard

#### Bathroom

UPVC window with rear aspect, bath with shower attachment, wash basin with mixer tap and cupboard over, WC with push button flush, chrome heated towel rail, extractor fan

### Bedroom One

13' 10" x 8' 11" (4.21m x 2.73m) UPVC window with front aspect, built-in deep cupboard/wardrobe, radiator, door to en-suite shower room

### En-suite shower room

UPVC window with front aspect, large walk in shower cubicle with power shower, WC with push button flush, wash basin with mixer tap, extractor fan

### Bedroom Two

11' 10" x 8' 2" (3.61m x 2.48m) UPVC window with rear aspect, radiator

### Bedroom Three

7' 3" x 6' 6" (2.20m x 1.98m) UPVC window with rear aspect, radiator

### Outside

#### Integral Single Garage

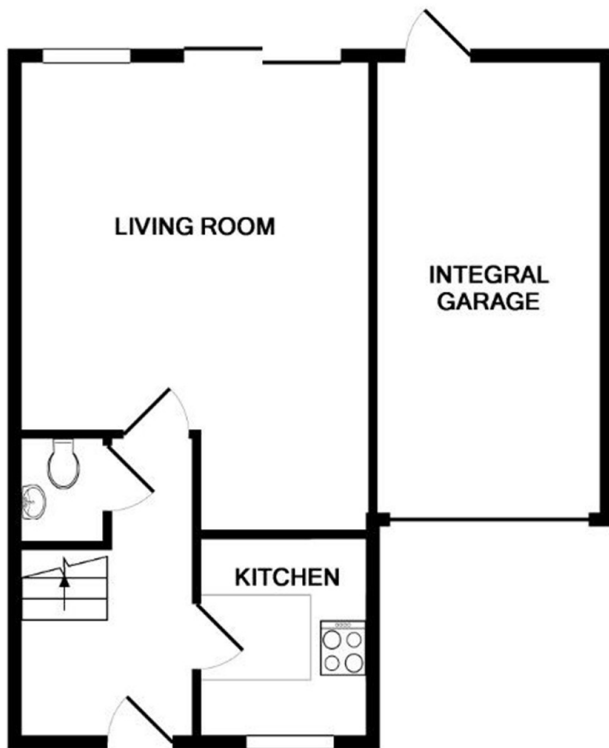
Integral single garage with up and over door, light and power and courtesy door to rear garden

#### Rear Garden

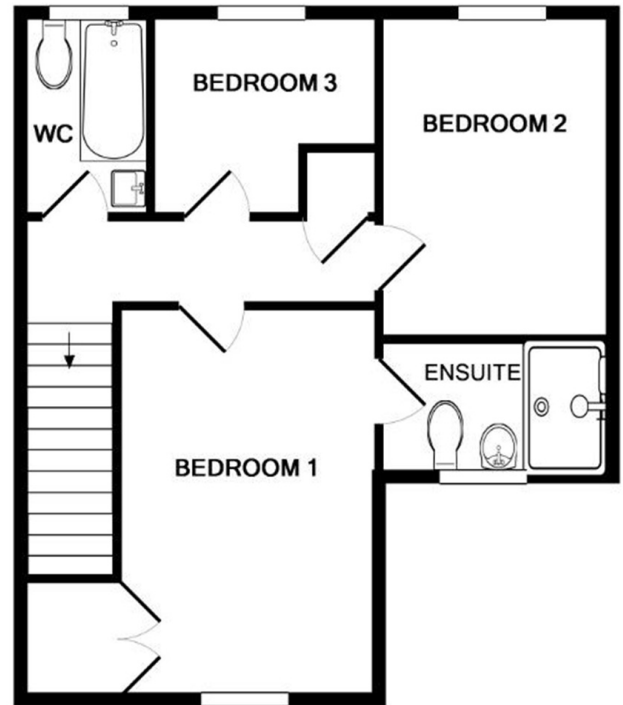
The rear garden is enclosed by fencing and has access to the front of the property via the garage. There is a paved patio area adjacent to the house with a brick retaining wall and steps up to the lawn with raised beds



# FLOORPLAN & EPC



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         | 84        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 68      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

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