



1 Chapel Lane, Binfield, Berkshire RG42 4AS

£1,950 pcm

### Property Summary

A spacious, character property in a quiet location within the village. The house benefits from a secluded south facing rear garden and is available to rent unfurnished from the beginning of August to include the services of a gardener

### Features

- CHARACTER PROPERTY
- SOUTH FACING REAR GARDEN
- QUIET LOCATION
- OFF ROAD PARKING
- LARGE MAIN BEDROOM
- PERIOD FEATURES



## Room Descriptions

### GROUND FLOOR

#### ENTRANCE HALL

Enter through wood front door, doors to lounge, dining room, kitchen/breakfast room and cellar, wood floor, stairs to first floor, door to cellar (suitable for storage)

#### LOUNGE

3.37m x 3.78m (11' 1" x 12' 5")

Wooden sash window with front aspect, picture rail, decorative fireplace

#### DINING ROOM

3.40m x 3.06m (11' 2" x 10' 0")

French doors to rear garden, decorative fireplace, radiator

#### KITCHEN/BREAKFAST ROOM

4.08m x 2.4m (13' 5" x 7' 10")

Stable door to rear garden, windows with rear and side aspect, wood work surface with drawers and cupboards under, four ring gas hob, eye level oven and grill, one and a half bowl sink with mixer tap and drainer, door to utility room

#### UTILITY ROOM

Window with side aspect, door to cloakroom, washing machine, fridge/freezer, gas fired boiler

#### CLOAKROOM

Wooden sash window with front aspect, shower cubicle, WC, wash basin and radiator

### FIRST FLOOR

#### BEDROOM ONE

4.26m x 3.37m (14' 0" x 11' 1")

Twin sash wood windows with front aspect, range of fitted wardrobes along one wall, two radiators

#### BATHROOM

Wooden sash window with rear aspect, bath with shower over and glazed screen, wash basin and WC, decorative fireplace

#### BEDROOM TWO

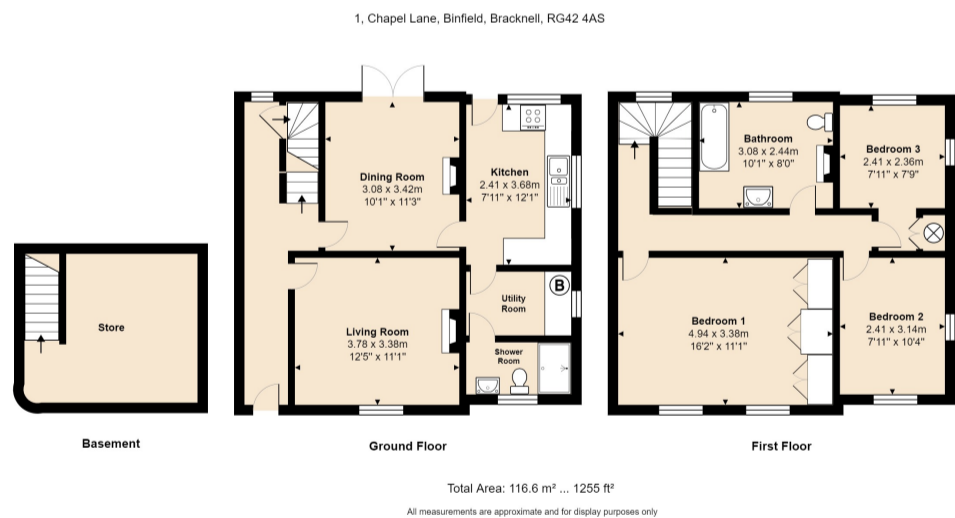
3.17m x 2.28m (10' 5" x 7' 6")

Wooden sash window with front aspect, radiator

#### BEDROOM THREE

3.17m x 2.3m (10' 5" x 7' 7")

Windows with rear and side aspect, radiator



## OUTSIDE

### REAR GARDEN

The rear garden has a private outlook and is laid to lawn with a patio and planted borders. There is a gate giving access to the front of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	