



Willow Tree Cottage 68 Rose Hill, Binfield, Berkshire RG42 5LG

£499,950 - Freehold

### Property Summary

An attractive, well presented Detached, Two Bedroom Cottage located in a pleasant position within Binfield Village. The property benefits from Two Double Bedrooms, Off Road Parking and is offered to the market with NO ONWARD CHAIN.

### Features

- NO ONWARD CHAIN
- DETACHED
- ENTRANCE HALL
- CLOAKROOM
- KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- LIVING ROOM
- CONSERVATORY
- TWO DOUBLE BEDROOMS
- BATHROOM
- PRIVATE REAR GARDEN
- OFF ROAD PARKING



Room Descriptions

GROUND FLOOR

**ENTRANCE PORCH**  
UPVC double glazed door to entrance hall

**ENTRANCE HALL**  
Large entrance hall with full height UPVC double glazed window with front aspect and UPVC double glazed window with side aspect, turning staircase to first floor with recess beneath, radiator, recessed downlighters

**CLOAKROOM**  
UPVC double glazed window with side aspect, wash hand basin, WC, radiator, tiled floor

**LIVING ROOM**  
12' 7" x 9' 7" (3.84m x 2.92m)  
Double glazed door leading to conservatory and two windows with rear aspect, radiator, four wall light points, TV aerial point

**CONSERVATORY**  
10' 11" x 7' 9" (3.33m x 2.36m)  
UPVC double glazed conservatory with French doors leading to the rear garden, radiator, two wall light points

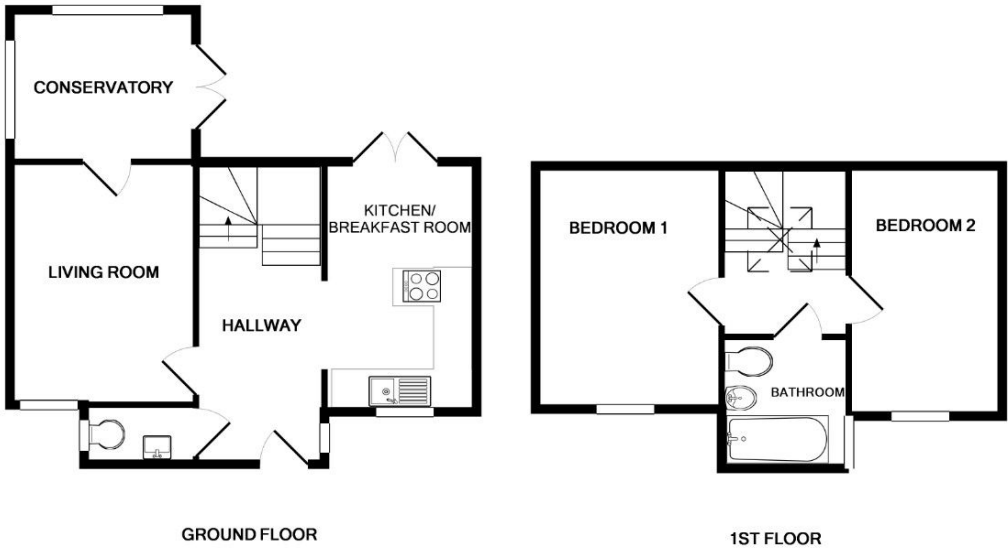
**KITCHEN/BREAKFAST ROOM**  
12' 8" x 7' 11" (3.86m x 2.41m)  
Dual aspect room with UPVC double glazed window with front aspect and UPVC French doors to the rear garden, granite work surfaces, cupboard housing combination boiler, gas hob with extractor hood, electric oven/grill, integrated fridge, integrated freezer, integrated washer/dryer, integrated dishwasher, radiator, tiled flooring, recessed halogen downlighters, space for breakfast table

FIRST FLOOR

**BEDROOM ONE**  
12' 9" x 9' 8" (3.89m x 2.95m)  
UPVC double glazed window with front aspect, fitted wardrobe along one wall, radiator, TV aerial point,

**BEDROOM TWO**  
12' 9" x 8' 0" (3.89m x 2.44m)  
UPVC double glazed window with front aspect, radiator, access to loft space, TV aerial point

**BATHROOM**  
UPVC double glazed window with side aspect, bath with mixer tap and shower attachment, wash basin, WC, heated towel rail, shaver point, tiled floor, recessed downlighters and extractor fan



OUTSIDE

**REAR GARDEN**  
There is a private rear garden with a paved patio and lawn enclosed on all boundaries by wood panel fencing

**FRONT GARDEN**  
The front garden is enclosed by a brick wall and wrought iron gates and a driveway provides parking for several vehicles

