

FOR SALE

£285,000 Freehold



52 Angel Place, Binfield, Berkshire. RG42 4DZ

- RE-FITTED KITCHEN WITH APPLIANCES
- DOUBLE BEDROOM WITH WARDROBE
- FRONT & REAR GARDENS
- GAS FIRED CENTRAL HEATING
- QUIET LOCATION



PROPERTY DESCRIPTION

A one bedroom house with re-fitted kitchen and garden, located in a quiet cul de sac on this popular development at the centre of the village. The property is being sold with no onward chain



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE PORCH

With door to bin cupboard with service meters, glazed door to lounge

LOUNGE

4.19m x 3.89m (13' 9" x 12' 9")

Boxed bay window with wide shelf, stairs to first floor, door to kitchen, radiator, TV point

KITCHEN

2.82m x 1.60m (9' 3" x 5' 3")

Window with front aspect, stainless steel sink with drainer and mixer tap, work surface with drawers and cupboards under, integrated four ring gas hob, electric oven/grill, range of eye level cupboards, washing machine, fridge, radiator, door to deep understairs storage cupboard

FIRST FLOOR

LANDING

With access to loft and doors to bedroom and bathroom

BEDROOM

3.28m x 3.28m (10' 9" x 10' 9")

Window with front aspect, built in double wardrobe with shelves and hanging space, airing cupboard with hot water heater and slatted shelving, TV point

BATHROOM

Window with front aspect, half tiled walls extending to fully tiled around panel enclosed bath with mixer tap and shower attachment, pedestal wash basin with mixer tap, mirror with shaver point, WC, radiator

OUTSIDE

GARDENS

Occupying a corner position, the front garden is larger than average and mainly laid to lawn with planted borders. The rear garden is accessed to the side of the property and is laid to lawn

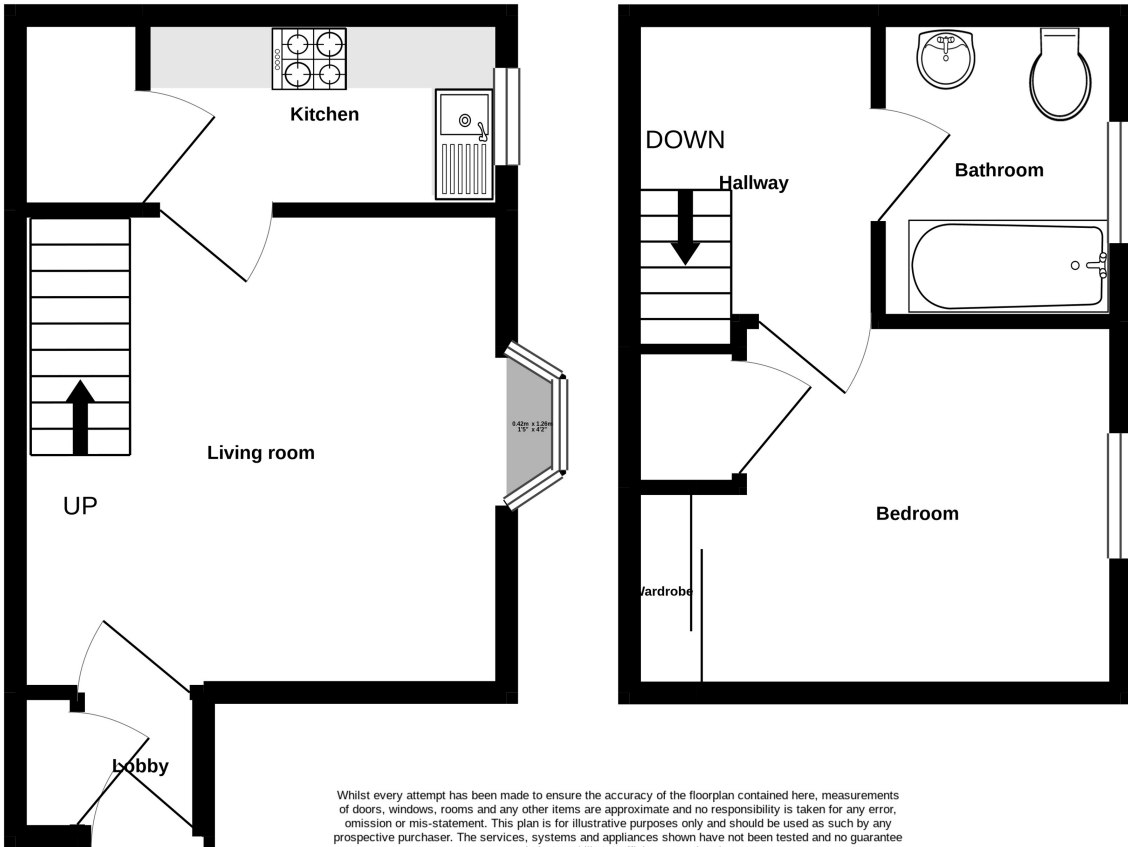


FLOORPLAN & EPC



Ground floor

1st floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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+)	A		
(81-91)	B		89
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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