



# Holmescroft Terrace Road North, Binfield, Berkshire. RG42 5JA

- LIVING ROOM WITH BAY WINDOW
- DINING/FAMILY ROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- LARGE UTILITY ROOM
- CLOAKROOM
- MAIN BEDROOM WITH EN-SUITE
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- REAR GARDEN
- COUNCIL TAX BAND "D"



## PROPERTY DESCRIPTION

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A well presented, character, semi detached property located on this popular road at the heart of Binfield village with the benefit of two bathrooms, a downstairs cloakroom and garage. The house has three bedrooms and two reception rooms and is available unfurnished from the end of April



## ROOM DESCRIPTIONS

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### Lounge

4.33m x 4.07m (14' 2" x 13' 4")

Front door leads into lounge with UPVC bay sash windows with front aspect, door to dining/family room, two radiators, TV lead, coving

### Dining/Family Room

4.36m x 3.30m (14' 4" x 10' 10")

Stairs leading to first floor, sliding door to kitchen, door to understairs storage cupboard, UPVC windows with side and rear aspect, two radiators, coving

### Kitchen

2.72m x 2.76m (8' 11" x 9' 1")

Open access into utility room, UPVC window with side aspect, side door to rear garden, stainless steel sink and drainer with mixer tap, range of wall mounted cupboards, integrated fridge/freezer, integrated dishwasher, four ring gas hob with extractor over and oven/grill under, wood effect work surface with tiled splashback and drawers and cupboards under, tiled floor

### Utility Room

2.26m x 1.89m (7' 5" x 6' 2")

UPVC window with rear aspect, door to cloakroom, range of floor and wall mounted cupboards including full height cupboard, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, tiled floor

### Cloakroom

UPVC window with side aspect, WC, hand basin with tiled splashback, wall mounted cupboard with mirrored door, wall mounted Worcester boiler, tiled floor

### Main Bedroom

4.37m x 3.33m (14' 4" x 10' 11")

Twin UPVC sash windows with front aspect and fitted louvred shutters, two radiators, fitted wardrobe with sliding, mirror faced doors, coving, door to en-suite shower room

### En-Suite Shower Room

UPVC sash window with side aspect, shower cubicle with glazed door, fully tiled walls, wash basin with mixer tap, wall mounted cabinet with mirrored door, shaver point, chrome heated towel rail, tiled floor

### Bedroom Two

3.32m x 3.31m (10' 11" x 10' 10")

UPVC sash window with rear aspect, radiator, coving

### Bedroom Three

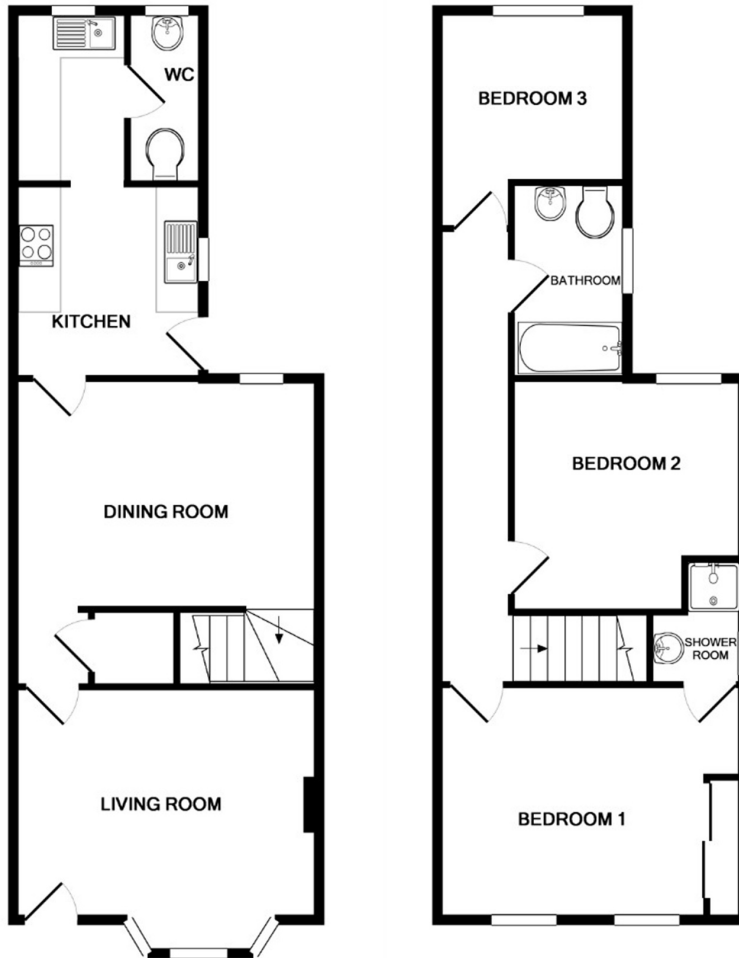
2.73m x 2.02m (8' 11" x 6' 8")

UPVC window with rear aspect, radiator

### Family Bathroom

The family bathroom has a UPVC window with side aspect, tiled floor and fully tiled walls. There is a white suite comprised of bath with mixer tap and hand shower attachment, a wash basin with mixer tap and a WC with push button flush, there is a wall mounted





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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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