



5 Pitts Close, Binfield, Berkshire RG42 4ES

£550,000 - Freehold

Property Summary

A very well presented four bedroom house with re-fitted bathrooms and kitchen, located in a quiet cul-de-sac close to the centre of the village. The property is being sold with the benefit of no onward chain.

Features

- SOLAR PANELS
- NO ONWARD CHAIN
- QUIET LOCATION
- RE-FITTED BATHROOM
- RE-FITTED EN SUITE SHOWER
- RE-FITTED KITCHEN
- UPVC DOUBLE GLAZED WINDOWS
- INTEGRAL GARAGE

Room Descriptions

GROUND FLOOR

RE-FITTED CLOAKROOM

UPVC window with side aspect, tiled floor, WC, basin with mixer tap, extractor fan

LIVING ROOM

3.54m x 6.02m (11' 7" x 19' 9") UPVC window with front aspect, double wood and glazed doors to dining room, double doors to hall, radiator, wood laminate flooring, open fireplace with tiled surround and wooden mantel

DINING ROOM

3.54m x 3.64m (11' 7" x 11' 11") Double doors to conservatory, double doors to kitchen/breakfast room, radiator, wood laminate flooring

CONSERVATORY

Of UPVC construction with door to rear garden and tiled floor

RE-FITTED KITCHEN/BREAKFAST ROOM

4.60m x 3.04m (15' 1" x 10' 0") UPVC double doors to rear garden, door to utility, UPVC window with rear aspect, tiled floor, range of eye level cupboards, stainless steel extractor fan, preparation surface with one and a half bowl sink and drawers and cupboards under, integrated dishwasher and fridge, four ring gas hob, eye level electric oven and microwave, recessed lighting

UTILITY ROOM

Door to garage, tiled floor, eye level cupboards, preparation surface, space for washing machine, space for fridge/freezer, Potterton gas fired boiler, ceramic Butler sink, door to garage

FIRST FLOOR

BEDROOM ONE

3.54m x 3.91m (11' 7" x 12' 10") UPVC window with rear aspect, new wool carpet, radiator, door to en-suite shower

RE-FITTED EN-SUITE SHOWER

UPVC window with rear aspect, fully tiled walls and floor, chrome towel radiator, glazed shower cubicle, WC with push button flush

RE-FITTED BATHROOM

Fully tiled walls and floor, extractor fan, white suite including bath with power and rainfall shower and glazed screen, basin with mixer tap and cupboard under, WC with push button flush, anthracite towel radiator

BEDROOM TWO

3.30m x 3.74m (10' 10" x 12' 3") UPVC window with front aspect, new wool carpet, radiator

BEDROOM THREE

2.24m x 2.78m (7' 4" x 9' 1") UPVC window with front aspect, new wool carpet, radiator

BEDROOM FOUR

2.0m x 2.42m (6' 7" x 7' 11") UPVC window with rear aspect, radiator

OUTSIDE

REAR GARDEN

Enclosed by panel fencing with gate giving access to the front, area of lawn with slate path and planted borders, outside tap and light

GARAGE

2.44m x 3.74m (8' 0" x 12' 3") Access to utility room, light and power, electric up and over door with alarm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	73	
(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