



## 2 Alben Road, Binfield. RG42 4HU

- TWO DOUBLE BEDROOMS
- LOUNGE
- BATHROOM
- REAR GARDEN
- GAS FIRED CENTRAL HEATING
- NEW UPVC WINDOWS AND DOORS
- COUNCIL TAX BAND "D"
- RE-FITTED KITCHEN WITH APPLIANCES
- FAMILY/DINING ROOM
- PRIVATE ROAD
- EV CHARGING POINT



## PROPERTY DESCRIPTION

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A two double bedroom character terraced property with two reception rooms, refitted kitchen and a good sized garden located on a private road close to the village centre. The property is newly decorated and is available unfurnished from the end of May



## ROOM DESCRIPTIONS

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### Ground Floor

#### Lounge

12' x 11' (3.66m x 3.35m) Composite front door, UPVC sash window with front aspect, feature fireplace with brick hearth, built in cupboard to one side and shelving to the other side, single panel radiator, TV point, door to:-

#### Inner Lobby

Stairs to first floor, steps down to:-

#### Dining Room

12' x 11' (3.66m x 3.35m) UPVC sash window with rear aspect, door to large understairs storage cupboard, built-in cupboard with shelving over, wood laminate flooring, single panel radiator, steps down to:-

#### Kitchen

UPVC window with side aspect, range of eye level cupboards, preparation surface with tiled splashback, inset ceramic hob with electric oven/grill under, inset single bowl single drainer sink with mixer tap, drawers and cupboards under, washing machine, open to:-

#### Rear Lobby

Fridge/freezer, composite door giving access to rear garden, door to bathroom

#### Bathroom

Opaque UPVC window with rear aspect, bath with shower over, low flush WC, wash basin, radiator, extractor fan

### First Floor

#### Landing

Access to both bedrooms, access to loft

#### Bedroom 1

11' 2" x 11' 10" (3.41m x 3.60m) UPVC sash window with front aspect, single panel radiator, original wood floor, built-in double wardrobe

#### Bedroom 2

11' 11" x 11' 10" (3.64m x 3.60m) UPVC sash window with rear aspect, single panel radiator, original wood floor, built-in storage cupboard

### Outside

#### Rear Garden

The rear garden is approximately 150 ft long and is laid to lawn with a variety of shrubs and plants, there is a paved patio adjacent to the property.





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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>54</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	