



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Munday Court, Binfield, Berkshire. RG42 4UG.

£425,000 Freehold

Located on the popular Temple Park development in Binfield is this extended two/three bedroom semi detached property which has been the subject of major improvement by the present vendor.

Just some of the improvements made within the past three years are a new boiler, new bathroom suite, new cloakroom suite, electric roller shutter door on the garage (plus an alarm), new carpets throughout and Hammonds fitted wardrobes in the main bedroom.

The ground floor includes an entrance porch, a cloakroom, a 14'4 x 12'1 front aspect living room, a kitchen with ample fitted units and rear aspect overlooking the garden, a 14'8 x 9'6 breakfast area, and a recently converted office/bedroom three.

On the first floor there are two double bedrooms and shower room. The master bedroom faces the rear and measures 12' x 8'10 and has fitted wardrobes, while bedroom two measures 12' x 10'10 offers a front aspect. The stylish, contemporary styled shower room completes the accommodation.



The property also comes with a single garage (which can also be accessed from the breakfast area) and own driveway, plus a private, low maintenance rear garden.

### Location

This property is located in the sought after Temple Park development set on the southern outskirts of Binfield.

The development consists of a wide range of family homes set in attractive cul de sac and is ideally placed for access to both redeveloped Bracknell town centre and Wokingham town centre and excellent road links to the M4 and M3 motorway.

PLEASE NOTE: Under the terms of the Estate Agents Act of 1979, the vendor of this property is a relative of one of the Directors of Hilton King and Locke.



#### Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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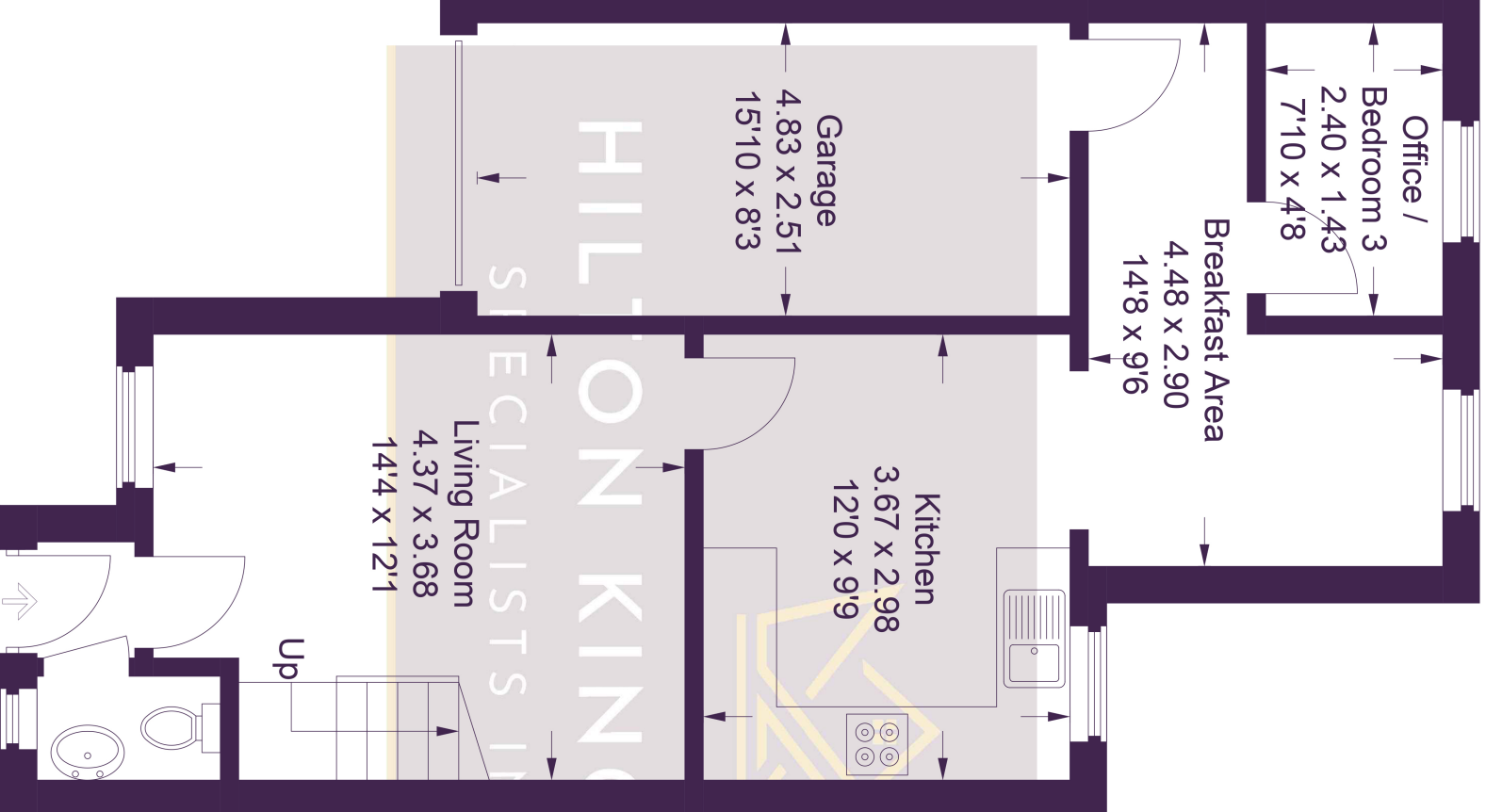
## 2 Munday Court

Approximate Gross Internal Area

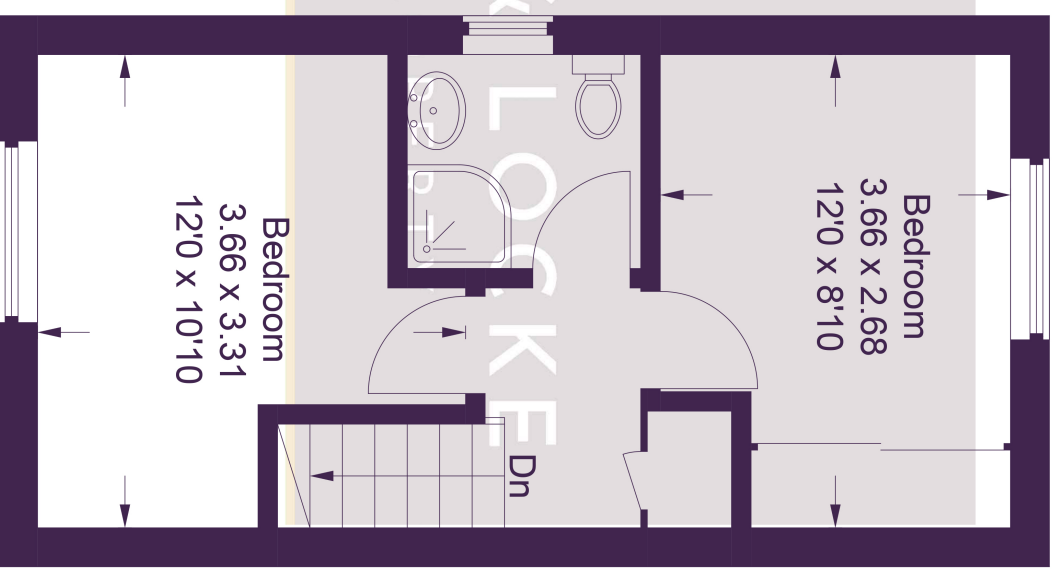
Ground Floor = 55.3 sq m / 595 sq ft

First Floor = 27.4 sq m / 295 sq ft

Total = 82.7 sq m / 890 sq ft



## Ground Floor



## First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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