

£1,950 pcm



1 Chapel Lane, Binfield, Berkshire. RG42 4AS

- CHARACTER PROPERTY
- SOUTH FACING REAR GARDEN
- QUIET LOCATION
- OFF ROAD PARKING
- LARGE MAIN BEDROOM
- PERIOD FEATURES



PROPERTY DESCRIPTION

A spacious, character property in a quiet location within the village. The house benefits from a secluded south facing rear garden and is available to rent unfurnished from the beginning of August to include the services of a gardener



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Enter through wood front door, doors to lounge, dining room, kitchen/breakfast room and cellar, wood floor, stairs to first floor, door to cellar (suitable for storage)

LOUNGE

3.37m x 3.78m (11' 1" x 12' 5")

Wooden sash window with front aspect, picture rail, decorative fireplace

DINING ROOM

3.40m x 3.06m (11' 2" x 10' 0")

French doors to rear garden, decorative fireplace, radiator

KITCHEN/BREAKFAST ROOM

4.08m x 2.4m (13' 5" x 7' 10")

Stable door to rear garden, windows with rear and side aspect, wood work surface with drawers and cupboards under, four ring gas hob, eye level oven and grill, one and a half bowl sink with mixer tap and drainer, door to utility room

UTILITY ROOM

Window with side aspect, door to cloakroom, washing machine, fridge/freezer, gas fired boiler

CLOAKROOM

Wooden sash window with front aspect, shower cubicle, WC, wash basin and radiator

FIRST FLOOR

BEDROOM ONE

4.26m x 3.37m (14' 0" x 11' 1")

Twin sash wood windows with front aspect, range of fitted wardrobes along one wall, two radiators

BATHROOM

Wooden sash window with rear aspect, bath with shower over and glazed screen, wash basin and WC, decorative fireplace

BEDROOM TWO

3.17m x 2.28m (10' 5" x 7' 6")

Wooden sash window with front aspect, radiator

BEDROOM THREE

3.17m x 2.3m (10' 5" x 7' 7")

Windows with rear and side aspect, radiator

OUTSIDE

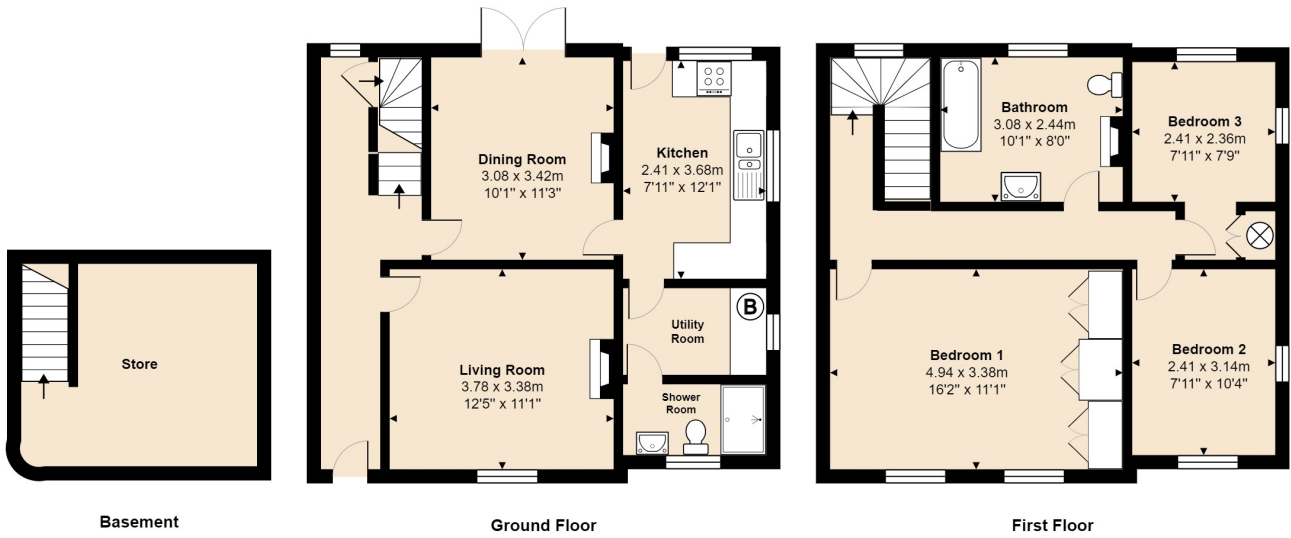
REAR GARDEN

The rear garden has a private outlook and is laid to lawn with a patio and planted borders. There is a gate giving access to the front of the property.



FLOORPLAN & EPC

1, Chapel Lane, Binfield, Bracknell, RG42 4AS



Total Area: 116.6 m² ... 1255 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Binfield
 Forest Road, Binfield, Bracknell, RG42 4HP
 01344 306010
 post@keith-gibbs.co.uk