

FOR SALE

£329,950 Leasehold



5 Hillcrest, Forest Road, Binfield. RG42 4AF

- ENTRANCE HALL
- LIVING ROOM WITH JULIET BALCONY
- FULLY FITTED KITCHEN WITH APPLIANCES
- MAIN BED WITH EN-SUITE SHOWER
- 2ND DOUBLE BEDROOM
- BATHROOM
- UPVC D/GLAZING & GAS C/H
- COMMUNAL GARDEN
- PARKING IN FRONT
- VILLAGE LOCATION



PROPERTY DESCRIPTION

A modern, first floor apartment with two double bedrooms, two bathrooms and large lounge with views over the communal garden. The block was built to a high specification and is a short walk from the village centre and amenities. The property is being sold with no onward chain



ROOM DESCRIPTIONS

FIRST FLOOR

ENTRANCE HALL

Doors to living room, both bedrooms and bathroom, door to airing cupboard, door to storage cupboard, entry phone receiver, central heating thermostat, recessed downlighters to ceiling

LIVING ROOM

3.41m x 5.56m (11' 2" x 18' 3")

UPVC double glazed French doors to Juliet balcony with rear aspect overlooking communal garden, UPVC windows with rear aspect, coving. TV point, recessed downlighters to ceiling, two radiators, open plan to kitchen

FITTED KITCHEN

3.41m x 1.88m (11' 2" x 6' 2")

Range of base and wall mounted cupboards with granite work surface, stainless steel fan assisted oven and grill, five ring gas hob with stainless steel extractor hood, stainless steel sink with granite drainer, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher, integrated microwave, ceramic tiled floor, recessed downlighters to ceiling

MAIN BEDROOM

2.90m x 4.70m (9' 6" x 15' 5") UPVC double glazed window with rear aspect, TV point, recessed downlighters to ceiling, radiator, door to en-suite shower room

EN SUITE SHOWER ROOM

White suite with polished chrome taps and fittings comprising shower cubicle with thermostatic shower valve, wash basin and WC, chrome heated towel rail, illuminated mirror, ceramic tiled floor, tiled walls, recessed downlighters to ceiling, extractor fan

BEDROOM TWO

4.40m x 2.44m (14' 5" x 8' 0")

UPVC double glazed window with rear aspect, TV point, radiator, recessed downlighters to ceiling

BATHROOM

White suite with polished chrome taps and fittings comprising panel enclosed bath with mixer tap and hand shower attachment, wash basin, WC, chrome heated towel rail, illuminated mirror, ceramic tiled floor and walls, recessed downlighters to ceiling, extractor fan

OUTSIDE

COMMUNAL GARDEN

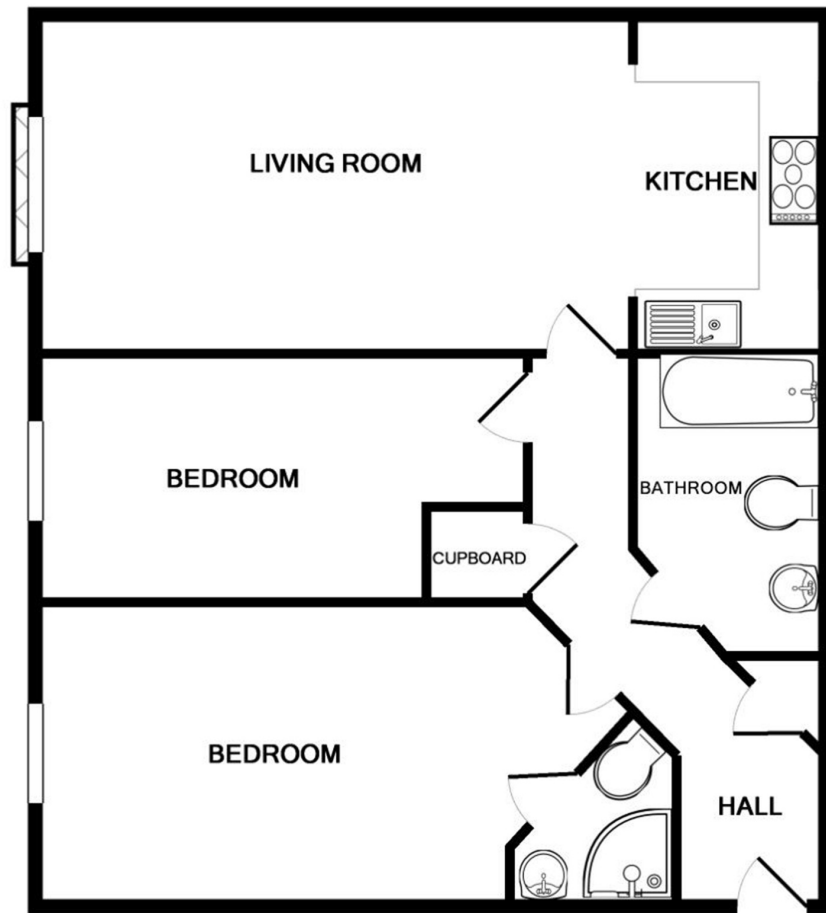
There is a pretty, well kept communal garden to the rear of the building

PARKING

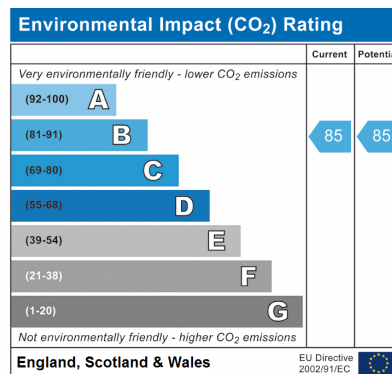
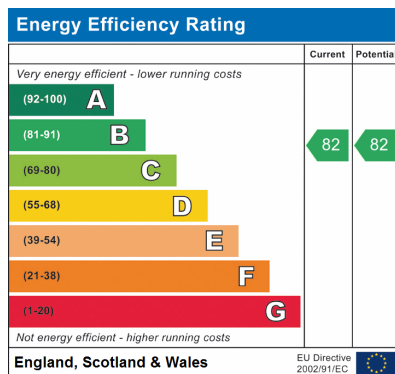
There is a small car park to the front of the building with allocated and visitor parking



FLOORPLAN & EPC



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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