

PropertyAssistant



**26 Rose Hill, Binfield,
Bracknell, RG42 5LG**

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Located on an incredibly popular road within the heart of Binfield Village, this Three bedroom Detached property has been tastefully renovated by the current owner and is now presented in show home condition.

- Close to Village Centre
- Completely Remodelled
- Private Rear Garden
- Driveway Parking
- Downstairs Cloakroom
- Garage
- Three Large Bedrooms
- Close to Local Schools
- EPC rating: D





Since purchasing this property, the current owner has spared no expense in transforming it into a really lovely family home.

A canopied porch and front door open into an Entrance Hall with rejuvenated original parquet flooring, with space for shoes and coats and the stairs to the first floor complete with an under-stair cupboard.

There is a large downstairs refitted Cloakroom, a refitted Kitchen/Diner that has plenty of storage and space for a variety of appliances and with a side door to the Garden.

There is a large dual aspect Living Room with double doors into the Garden and has been fitted with new carpets as have the stairs and entire first floor of the property.

On the first floor there are Three generous sized bedrooms all with built in storage. The master bedroom has been remodelled to incorporate a large walk in wardrobe.

There is also a refitted Bathroom with Shower and Bath.

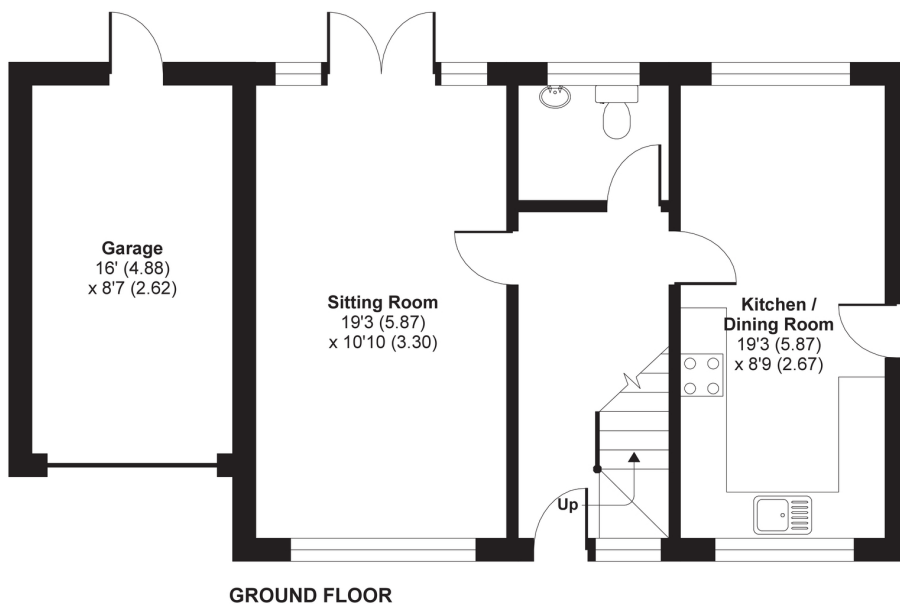
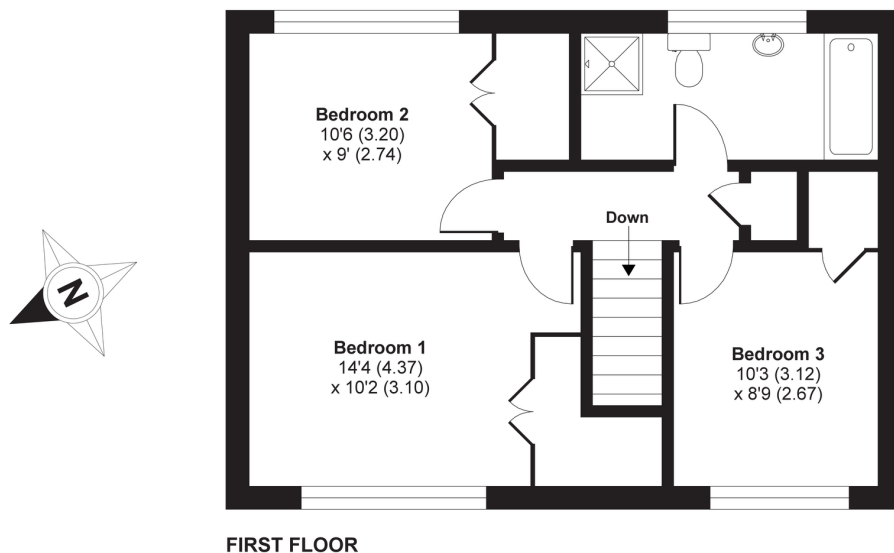
Outside there is an enclosed private rear garden with a full width patio area for outdoor entertaining and a pathway leading down the side with gated rear access. The remainder is laid to lawn and there is access into the attached garage.

At the front of the property there is a brand-new driveway enough for multiple vehicles and a space in front of the garage.

Situated within the heart of the village the property boasts easy access to Schools, Shops, Local Pub, Barbers and Takeaways.

Positioned between the Market Town of Wokingham and Bracknell with its brand new Lexicon shopping centre, there is easy access via public transport to both locations. The A329M is a short drive away which takes you to the M4 or Reading.

Floor plan



Approx. Internal Floor Area = 1206 Sq Ft / 112 Sq Metres

Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



For more information or to arrange a viewing, please contact;
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