



5 WOODFIELD PLACE, BINFIELD, BRACKNELL, BERKSHIRE, RG42 4FQ
£600,000 FREEHOLD

A TRULY STUNNING THREE-BEDROOM SEMI-DETACHED HOUSE IN A SOUGHT AFTER BERKSHIRE VILLAGE

Winkworth

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DESCRIPTION:

Built just nine years ago and finished to an exacting standard, this truly stunning three-bedroom semi-detached house is presented in perfect condition, downstairs consists of cloakroom, open plan kitchen/breakfast and living room all finished to a high specification with in-built appliances. All bedrooms are double in size with a luxurious ensuite to the master and a family bathroom.

The rear south facing garden has been well landscaped and offers a good size and well-tended lawn with a full width patio, garden shed, all enclosed with wood panel fencing and large hedge with gated access to the front.

Binfield is a thriving village equidistant between Wokingham and Bracknell. Three excellent traditional country pubs serve the village along with a social club and several restaurants, a Chinese takeaway, fish & chip shop and several shops. Sporting pursuits are well catered for with cricket, football and tennis clubs. The village has four parks and countryside walks on your doorstep, yet for the commuter, access to the M3 and M4 is close at hand and local train stations provide direct services to Waterloo, Gatwick and Reading.

AT A GLANCE

- Village location
- Immaculate three bedroom semi
- Two bathrooms
- Large open plan contemporary kitchen/Breakfast room
- Landscaped south facing garden
- Driveway parking
- Council tax band E Bracknell Forest
- Ultra fast broadband 1800Mbps
- Satellite/Fibre TV availability BT, Sky & Virgin
- Service charge £470.44 per six months





This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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