



**5 WOODFIELD PLACE, BINFIELD, BRACKNELL, BERKSHIRE, RG42 4FQ**  
**£569,995 FREEHOLD**

**BUILT JUST TEN YEARS AGO AND FINISHED TO AN EXCEPTIONAL STANDARD ON A SMALL DEVELOPMENT OF JUST 4 HOUSE, THIS BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME OFFERS CONTEMPORARY LIVING IN THE HEART OF BINFIELD VILLAGE WITH NO ONWARD CHAIN.**

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## DESCRIPTION:

To the ground floor, the home opens into a welcoming hallway with cloakroom, leading through to an impressive open-plan kitchen, dining and living space. Designed for modern living, the kitchen features high-specification finishes and integrated appliances, while the living area enjoys views of the garden through large glazed doors with ample space for a large dining area between both areas.

Upstairs, all three bedrooms are double in size and accessed off the large than average landing. The master bedroom benefits from a luxurious en suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

The south-facing rear garden is a particular highlight— a generous patio, well maintained lawn, garden shed and gated side access, all enclosed with wood panel fencing and mature hedging giving you a high level of privacy.

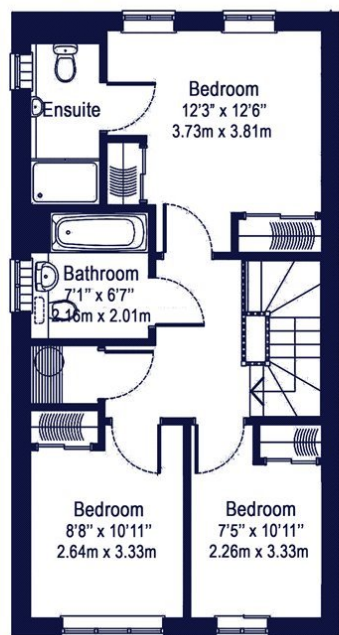
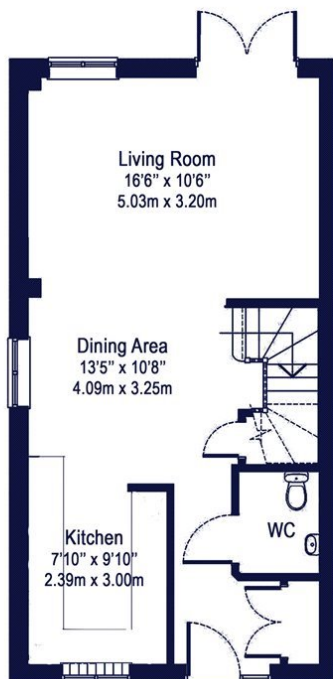
Perfectly positioned between Wokingham and Bracknell, the thriving village of Binfield offers a fantastic community feel. There are several pubs, restaurants, shops and takeaways within walking distance, as well as parks, tennis courts, and countryside walks. For commuters, both the M3 and M4 are easily accessible, and nearby train stations provide direct services to London Waterloo, Reading and Gatwick.

This is an ideal home for buyers seeking quality, comfort, and convenience in a well-connected village location.

## AT A GLANCE

- NO ONWARD CHAIN
- 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





Approximate Gross Internal Area = 96 sq. m / 1033 sq. ft

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.

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             |         |           |