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3 Billingbear Lane, Binfield



Peaceful country lane setting – well placed for Wokingham, Bracknell, Twyford Station and Maidenhead

Extended and presented to a very high standard

Potential for further extension. Lovely large garden

NO ONWARD CHAIN

3 Bedrooms, Bathroom with bath and separate shower cubicle, Landing with access to roof space, Entrance Hall, Cloakroom, Front Sitting Room, Dining Room overlooking the rear garden, Study/Bedroom 4 also overlooking the rear garden, Kitchen/Breakfast Room with front and rear aspect
Gas fired central heating – radiators throughout
Single garage – also good off road parking
Lovely gardens – about quarter of an acre

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or residentialsales@martinpole.co.uk



Offers in Excess of £700,000

3 Billingbear Lane, Binfield. RG41 5PU.

DESCRIPTION/LOCATION: A semi detached house believed to date from the 1920's and with a significant two storey extension and with potential for further extension, if required and, of course, subject to planning. The property enjoys a somewhat idyllic location in Billingbear Lane – a road with little through traffic, but with a Polo Club, and just over one mile from Binfield Village across footpaths or a little further by road.

Within the village centre there is a school for children four years to eleven years with Secondary education in Wokingham or Bracknell. This is also considered an ideal location for the commuter with the A329M junction between Wokingham and Bracknell providing access to the M4 (junction 10) or via a series of dual carriageways to the M3 south at Bagshot. Wokingham and Bracknell railway stations are on the Reading to Waterloo line whilst just to the north is Twyford station with services on the Paddington line and now the Elizabeth line. This service runs between Reading to the west and Brentwood/Shenfield to the east with spurs off to Heathrow and Canary Wharf/City Airport.

The current owners have lived in the property for about twenty years and have undertaken many improvements and will leave behind a home ready for immediate occupation, but with potential to extend or as is sometimes the case for a new owner to finish to their own personal taste. The many improvements include good quality timber windows – all double glazed, some solid oak flooring and Italian porcelain tiles in the dining room, a well fitted kitchen and well decorated accommodation.

On the First Floor:

Bedroom 1: overlooking the rear garden with eaves cupboard, wardrobe and radiator.

Bedroom 2: front aspect with large eaves cupboard and radiator.

Bedroom 3: with radiator.

NB: All bedrooms have fireplaces.

Bathroom: with modern white suite comprising panelled bath, separate shower cubicle, wash hand basin, low level W.C., heated towel rail.

Landing: with window and access to part boarded roof space with light.

On the Ground Floor:

Entrance Hall: with radiator, understairs cupboard, further cupboard with electric meter and fuse box.

Cloakroom:

Lounge: with solid oak flooring, fireplaced with marble plinth, two double radiators.

Dining Room: with Italian floor tiles, fireplace with slate hearth, double radiator, patio doors to garden.

Study: with solid oak flooring, radiator.

Triple Aspect Kitchen/Breakfast Room: with the kitchen area overlooking the front garden and the area suitable for use as a breakfast room at the rear and with patio doors. The kitchen is well fitted with modern floor units and wall mounted units with pelmet lighting, fitted with twin bowl sink unit, John Lewis dishwasher, AEG washing machine, Samsung American fridge/freezer with ice maker and water cooler, Samsung wine cooler, all worktops with granite finish, Rangemaier five ring gas hob with two electric ovens and grill below and extractor hood over, ceramic tiled floor, cupboard housing Worcester gas fired boiler for central heating and domestic hot water.

Outside:

Single Garage: with twin opening doors, light and power, personal door to rear.

Two Garden Sheds – one with light and power. Greenhouse.

The Gardens: There is substantial paved driveway and sweep in front of front of the house extending beside the house to the garage at the rear. The front garden is well defined and includes an area of lawn with well stocked borders. The rear garden is a lovely feature with a raised patio, lawn, established shrubs and a Willow tree.

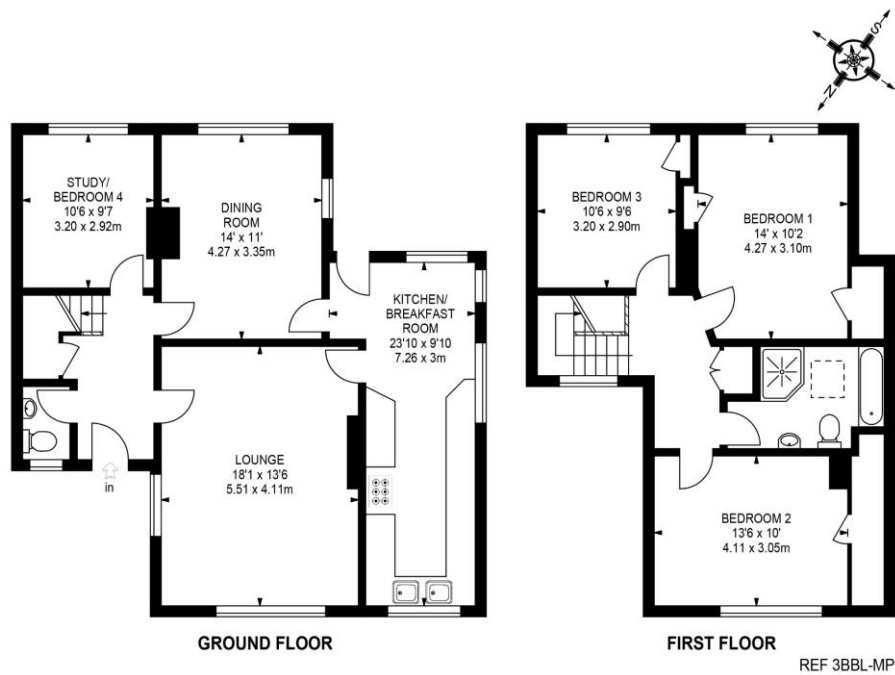
Services: Mains water, gas, electricity and drainage are connected.

Gas fired central heating with radiators throughout

ENERGY EFFICIENCY RATING – D.

COUNCIL TAX BAND – D.

IMPORTANT NOTICE: Please note that we have not checked whether any extension or alterations to the property comply with planning or building regulations. This should be checked by your solicitor or surveyor. We have endeavoured diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty whatever in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed, nor do they necessarily guarantee a place in the school. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Fo:36856/DCA



APPROX. GROSS INTERNAL FLOOR AREA 1430 SQ FT / 132.85 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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