



## 47 Binfield Road, Bracknell, Berkshire, RG42 2AW

Offers In Excess of £290,000 Freehold

### The Property

This charming Victorian cottage has been refurbished by the current owners and is presented to a very high standard. The property is set within a mile of The Lexicon shopping centre and Bracknell mainline railway station. The accommodation comprises of a living/dining room, a separate kitchen, two double bedrooms and four piece bathroom suite. Other features include gas radiator heating, double glazed windows and a well maintained large rear garden with outbuildings to the rear of the garden with electrics.

- Cottage
- Two Double Bedrooms
- Living/Dining Room
- Kitchen
- Upstairs Bathroom
- Gas Radiator Heating
- Double Glazed Windows
- Large Garden
- Close To The Lexicon Shopping Centre



#### Motorway Links

M3 Junction: 6.9 Miles  
M4 Junction: 4.6 Miles



#### Train Links

Bracknell Station: 1.2 Miles  
Martins Heron Station: 3.7 Miles



#### Nearest Schools:

Meadow Vale 0.3 Miles  
Sandy Lane 0.9 Miles  
Brakenhale 1.9 Miles  
Ranelagh 2.0 Miles

A Delightful Two Double Bedroom Victorian Cottage  
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APPROX. GROSS INTERNAL FLOOR AREA 726 SQ FT / 67.44 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, changes & room use before making any decisions reliant upon them.

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These particulars have been produced with the approval of our client, but all measurements should be taken as approximate and we do not recommend using them as a guide for floor coverings. Purchasers must satisfy themselves as to the condition of the property/outbuildings and to the condition and serviceability of any fixtures and fittings, including the central heating system and boiler etc. NB: Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.



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