



39 Statham Court, Binfield, Berkshire, RG42 1FS

Offers Over £290,000 Freehold

The Property

This modern three bedroom end of terrace home occupies a secluded cul-de-sac and ideal for the motorway network. The property has been tastefully decorated through and offers a stylish kitchen, bright and spacious living/dining room, downstairs cloakroom and a contemporary bathroom. To the rear there is a sunny aspect garden with a patio area perfect for hosting those summer BBQ's, there is also two allocated parking spaces to the front. The local area offers convenient access to The Lexicon, a selection of well-regarded schools and Binfield village.

- No Onward Chain
- Ideal For The Lexicon Shopping Centre
- Convenient Access For The Motorway Network
- Great Selection Of Well-Regarded Schools
- Three Bedrooms
- Modern Kitchen
- Open-Plan Living/Dining Room
- Downstairs Cloakroom
- Two Allocated Parking Spaces
- Sunny Aspect Garden



Motorway Links

M3 Junction: 7.0 Miles
M4 Junction: 4.0 Miles



Train Links

Bracknell Station: 1.4 Miles
Martins Heron Station: 3.4 Miles

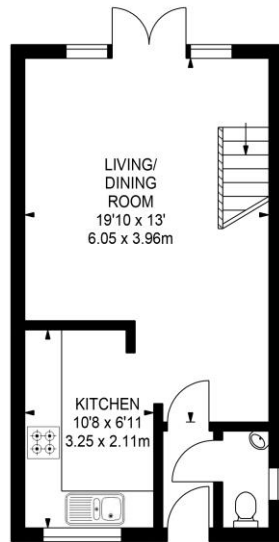


Nearest Schools:

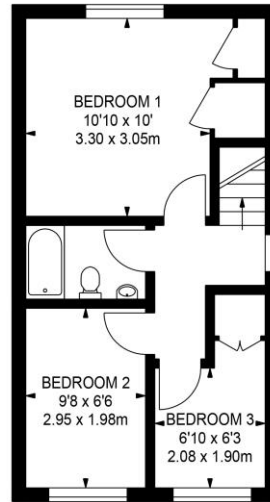
Meadow Vale 0.6 Miles
Binfield CE 1.4 Miles
Garth Hill 1.4 Miles
Brakenhale 2.1 Miles

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GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 669 SQ FT / 62.15 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

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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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