



Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
<p>Very energy efficient - lower running costs</p> <p>A 92 to 100</p> <p>B 81 to 91</p> <p>C 69 to 80</p> <p>D 55 to 68</p> <p>E 49 to 54</p> <p>F 39 to 48</p> <p>G 21 to 38</p> <p>Very energy inefficient - higher running costs</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>A 10 to 15</p> <p>B 16 to 20</p> <p>C 21 to 25</p> <p>D 26 to 30</p> <p>E 31 to 35</p> <p>F 36 to 40</p> <p>G 41 to 45</p> <p>Not environmentally friendly - higher CO₂ emissions</p>
<p>81</p> <p>68</p>	<p>81</p> <p>67</p>
England, Wales & N.Ireland	England, Wales & N.Ireland



34 Wythemede, Binfield, RG24 4ER

£635,000

An extremely well presented and refurbished, four bed detached property situated on this popular development at the heart of the village, ideal for the school and all amenities

Misrepresentation Act 1967

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

Keith Gibbs
ESTATE AGENTS

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GROUND FLOOR

Entrance Lobby UPVC front door into entrance lobby with coved cornice to ceiling, radiator, laminate flooring and Georgian style glazed door to hall and door to cloakroom

Re-fitted Cloakroom UPVC window with front aspect, coved cornice to ceiling, chrome heated towel rail, dual flush WC, wash hand basin with tiled splashback and drawer under

Hall Stairs to first floor, coved cornice to ceiling, double panel radiator with decorative cover, understairs stoage cupboard, doors to kitchen/breakfast room and lounge

Lounge 16' 4" x 10' 8" (4.97m x 3.26m) UPVC bay window with front aspect, coved cornice to ceiling, dado rail, fireplace with marble inset and hearth and coal effect gas fire, glazed doors to dining room

Kitchen/Breakfast Room 18' 1" x 11' 1" (5.52m x 3.39m) UPVC double glazed window with rear aspect, open to dining room, doors to conservatory and utility room, porcelain floor tiles with underfloor heating, extensive range of contemporary units including corner cupboards, quartz work surface with drawers and cupboards under including deep pan drawers, large central island with quartz work surface and drawers and cupboards under, sink with mixer tap and drainer, four ring gas hob, eye level double oven and grill, integrated dishwasher, American style fridge/freezer, wine rack, recessed lighting

Dining Room 12' x 8' 11" (3.67m x 2.72m) Double glazed door to rear garden, coved cornice to ceiling, porcelain floor tiles with underfloor heating, single panel radiator

Conservatory/Family Room 15' 3" x 9' 6" (4.65m x 2.90m) Of brick and UPVC construction with double doors to rear garden, laminate flooring, double panel radiator, recessed lighting

Utility Room 8' x 8' 8" (2.43m x 2.65m) With UPVC glazed door to side of house, large range of wall mounted cupboards, work surface with drawers and cupboards under, sink with mixer tap and drainer, space and plumbing for washing machine, chrome heated towel rail

FIRST FLOOR

Landing Access to loft with ladder, coved cornice to ceiling, access to all bedrooms and family shower room, door to airing cupboard with hot water tank and fitted slatted shelving

Bedroom One 12' 1" x 11' 5" (3.68m x 3.48m) UPVC windows with front aspect, range of fitted wardrobes along one wall with shelves and hanging, coved cornice to ceiling, single panel radiator, door to en-suite bathroom

Re-fitted en-suite shower UPVC window with front aspect, fully tiled walls, tiled floor, large walk in shower with mop head shower and separate hand held shower attachment, wash basin with mixer tap. mirror over and drawers under, dual flush WC with inset shelf over, tall chrome heated towel rail, recessed lighting

Bedroom Two 11' 6" x 9' 5" (3.50m x 2.88m) UPVC windows with rear aspect, coved cornice to ceiling, single panel radiator

Bedroom Three 12' 6" x 8' 1" (3.81m x 2.46m) UPVC window with front aspect, coved cornice to ceiling, single panel radiator

Bedroom Four 10' 9" x 7' 11" max (3.28m x 2.42m max) UPVC windows with rear aspect, coved cornice to ceiling, single panel radiator

Re-fitted bathroom UPVC window with rear aspect, fully tiled walls and floor, white suite comprising bath with mixer tap and power shower over with glazed screen, wash basin with large inset mirror over and drawers under, dual flush WC, chrome heated towel rail, recessed lighting

OUTSIDE

Rear Garden Enclosed by wood panel fencing and with a wooden gate giving access to the front of the property, the rear garden is laid to lawn with a large, shaped patio and planted borders. There is an outside security light and outside tap.

Front Garden There is off road block paved parking for two vehicles and a lawn with a planted flower bed

Storage The front of the original garage still remains as a useful storage area and has an electronically operated door