



Boltons Lane | | Binfield | RG42 4UB

Asking Price £575,000 Freehold





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Binfield | RG42 4UB  
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A four bedroom detached family home positioned on the Temple Park estate, under two miles from Bracknell town centre and walking distance to Meadow Vale and Kings Academy, Binfield.

- Four Bedroom Detached
- En-Suite to Master
- Large Driveway
- Two Reception Rooms
- Private Rear Garden
- Walking Distance to Meadow Vale and Kings Academy

### Location

Located on the popular Temple Park development the property is a short walk from Meadow Vale School and Kings Academy, Binfield. The Lexicon shopping centre and Bracknell town centre are under 2 miles away whilst there is convenient access to the M3 and M4. There are a number of local green areas great for walking whilst the Jocks Lane Recreation Ground offers playing fields, tennis courts, play park, mini golf and a basketball court.





AVAILABLE TO  
VIEW WITH  
WATERFORDS



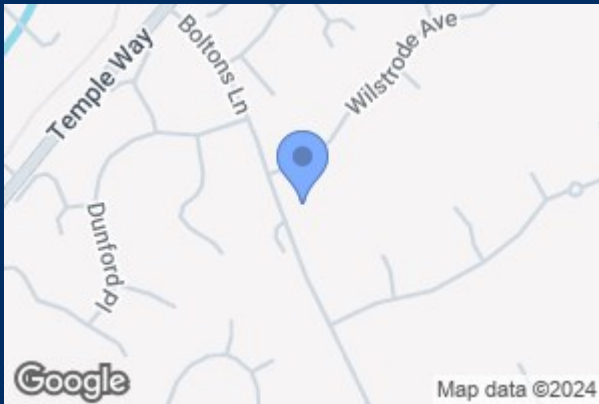
## Description

Built by Bryant to the Victoria design, this detached family home is located a short walk from Meadow Vale School and Kings Academy. The property includes two reception rooms, kitchen/breakfast room, utility and downstairs cloakroom on the ground floor and four bedrooms, master with en-suite and family bathroom to the first floor. The private rear garden is laid mainly to lawn with a paved patio area and gated side access. To front is a lawned area, driveway parking for numerous vehicles leading to the garage which has been partially converted making the dining room larger than usual.

## Outside

The property has a private rear garden with paved patio area and there is a lawned area, large driveway and partially converted garage to the front. The location is a stones throw from Tinkers Copse which gives access to numerous pleasant walks, green areas and the local recreation ground. Temple Park is a niche development of mixed housing that is less than 2 miles to Bracknell town Centre and a short walk from Meadow Vale School and Kings Academy.

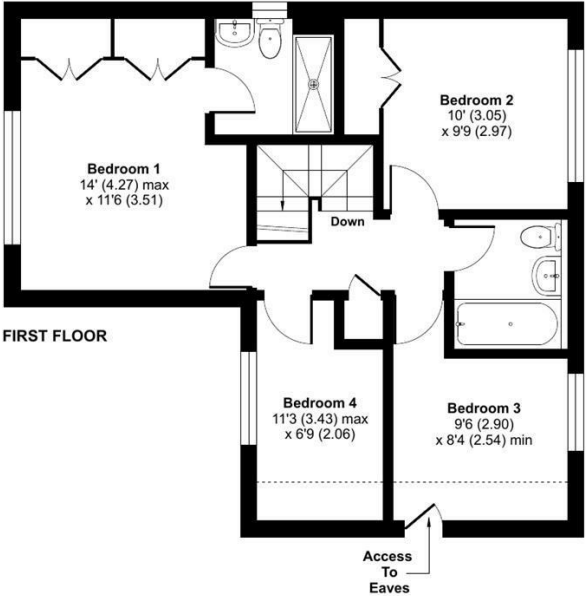
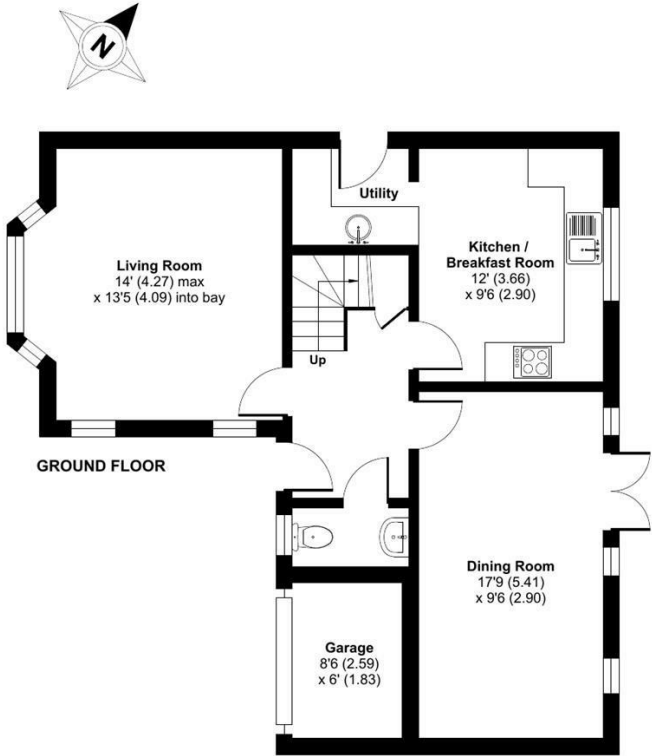
In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest of a Waterfords Employee in the sale of this property.



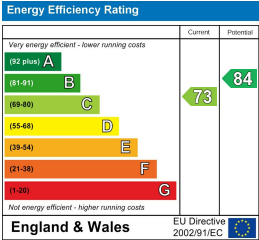
**Boltons Lane, Binfield, Bracknell, RG42**

Approximate Area = 1162 sq ft / 108 sq m  
Limited Use Area(s) = 32 sq ft / 3 sq m  
Garage = 45 sq ft / 4.1 sq m  
Total = 1239 sq ft / 115.1 sq m  
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nóchecom 2024. Produced for Waterfords. REF: 1118560



35 Plough Road  
Yateley  
Hampshire  
GU46 7UW  
01252 870222  
yateley@waterfords.co.uk