



**Kiln Lane
Binfield Heath, Henley-on-thames -
£1,800.00pcm**

Johnson's
Independent Property Agents

Local people. Local knowledge.



the property



Kiln Lane Binfield Heath, Henley-on-thames

£1,800 Monthly *

- Three Bed Detached Chalet Style Bungalow
- Quiet residential village location
- Short walk to local village centre
- Recently Fully refurbished throughout
- New Kitchen, New Appliances and Central heating
- Available Immediately

Johnson's Independent Property Agents are delighted to welcome to the market this 3 bedroom detached family home situated in a quiet residential village location with easy access to local village centre which is within easy walking distance. Binfield Heath has a local shop and post office as well as two first class restaurants. The historic riverside town of Henley-on-Thames (under 4 miles distant) has supermarkets, a hospital and a fine variety of shops, public houses and restaurants.

Briefly to the ground floor, the accommodation comprises entrance hall with under stairs storage, large sitting/dining room, fully fitted kitchen and good sized double bedroom. To the first floor, there are two substantial double bedrooms and the family bathroom. This property also benefits from gas central heating and double glazed windows throughout. Externally to the front, there is a gated garden which is laid to lawn for easy maintenance and a shingle driveway leading to the detached single garage. To the rear, the large enclosed garden is mostly laid to lawn for easy maintenance



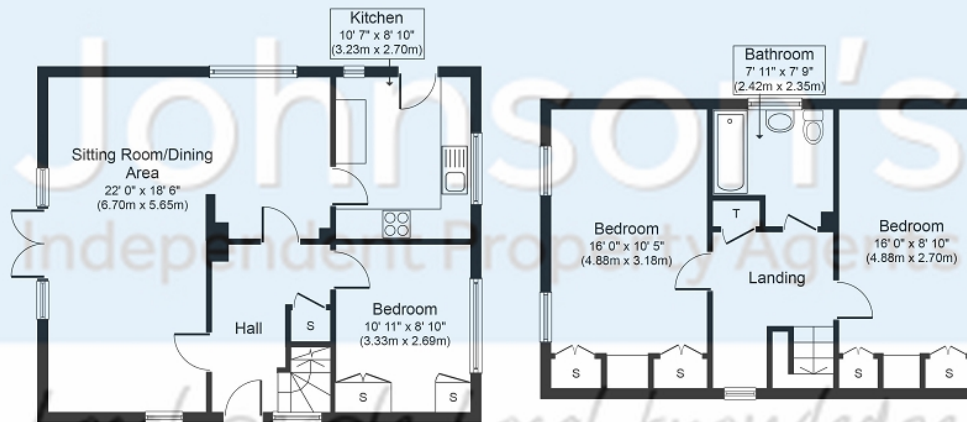
How energy efficient is the property?

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

the layout



Ground Floor
 Approximate Floor Area
 603 sq. ft.
 (56.0 sq. m.)

First Floor
 Approximate Floor Area
 506 sq. ft.
 (47.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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the local area



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