



**11 Bryan Gardens, Binfield, Bracknell, RG42 4JQ**  
**Guide price £650,000**



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A HIDDEN GEM \*\*NO ONWARD CHAIN\*\* Situated and tucked away in The Exclusive Croft Development, is this well-presented four bedroom family home.

The ground floor consists of an entrance hallway, kitchen/ diner with a feature bay-window & integrated Siemens appliances, a spacious living room with a feature bay-window & French doors to the rear, and a downstairs washroom. To the first floor is are two double bedrooms, one of which with an en-suite bathroom shower-piece suite, a third bedroom and family bathroom with a bath-piece suite.

The second floor has an impressive large master bedroom, dressing area and en-suite with a shower-piece suite. Externally the property benefits from a landscaped garden & covered area for outdoor entertainment, parking to the side of the property with easy access via the back gate, its own allocated parking space and car port parking. It is a short walk to local amenities and is set within green space. Viewings are highly recommended to see it for yourself.











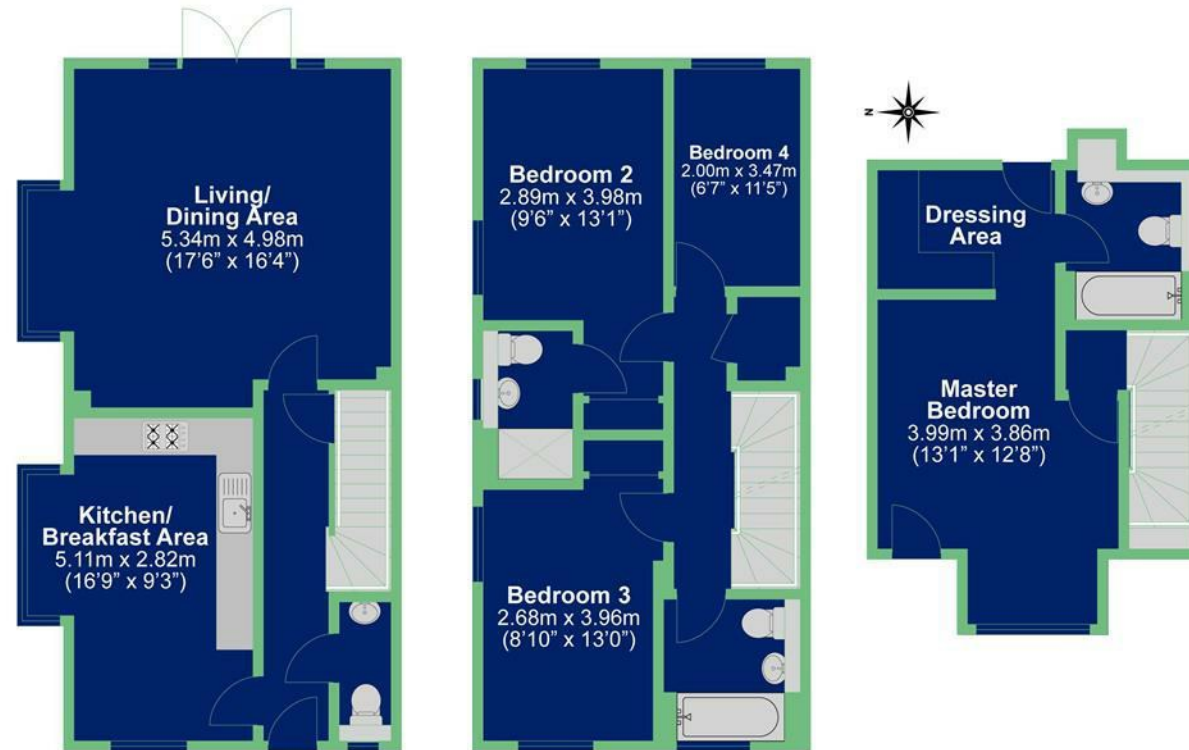




### Total Approximate Floor Area

1625 Square feet

151 Square metres



Illustrations are for identification purposes only,  
measurements are approximate, not to scale.