MICHAEL HARDY
SALES & LETTING

16, Hinman Copse,
Bracknell,
Berkshire, RG42 5BJ

£465,000 Freehold

This stunning two bedroom terraced house is set on the desirable Tilehurst Green development on the edge of Binfield village. The accommodation, which is stylishly presented in show home condition, comprises an entrance hall, an impressive open plan living/dining room with French doors leading to the rear garden, a fully fitted kitchen with integrated appliances, and a cloakroom. On the first floor, there are two double bedrooms, including bedroom one with an en suite shower room and fitted wardrobes, a family bathroom, and a landing with a study area offering views out to the front.

- Spacious open plan living/dining room
- Underfloor heating on the ground floor
- Allocated parking for two cars at the rear
- Fitted kitchen with integrated appliances
- Two double bedrooms with en suite shower room
- South facing rear garden

The south facing rear garden is enclosed by wooden fencing and laid mainly to lawn, with a patio area across the rear of the house featuring outside wall lighting and electrical sockets. A path leads to the back of the garden, where a gate provides access to two allocated parking spaces. There is also an electric vehicle charging point located by the parking bay, as well as outside lighting at the front of the house.

Situated on the edge of the popular village of Binfield, Tilehurst Green is a desirable area close to countryside walks and within walking distance of local amenities, including shops, schools, and a doctors' surgery. Bracknell is just a short drive away, featuring the Lexicon shopping centre, which offers an excellent range of amenities, and a mainline train station providing regular services into London and Reading.

There is an annual estate charge for 2026/2027 c.£250.00 which covers the cost of the upkeep and maintenance of communal areas and facilities. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Council Tax Band: D
Local Authority: Bracknell Forest Council
Energy Performance Rating: B

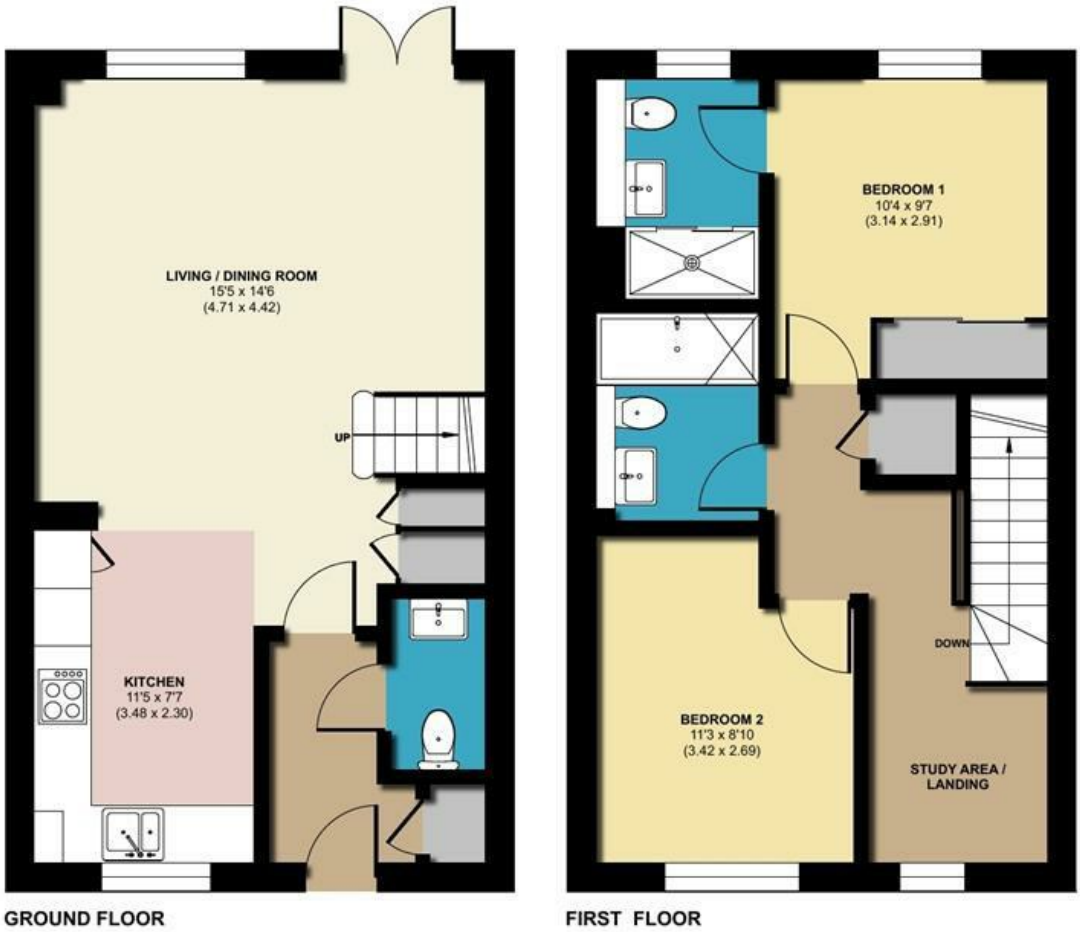
BOSCH
BOSCH

Floorplan

Hinman Copse, Binfield, Bracknell

Approximate Area = 832 sq ft / 77.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Michael Hardy. REF: 1473231

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N.B. 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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