

# Murrell Hill Lane, Binfield

**RG42**





A detached, spacious family home in a tranquil setting on the outskirts of Binfield village.

The property comprises seven bedrooms, six bathrooms and five reception rooms. The property includes a spacious entrance hall leading to the main reception room. The dining room has doors to the rear garden. The kitchen has a breakfast room. There is a utility room, three cloakrooms, study, snooker room and cellar.

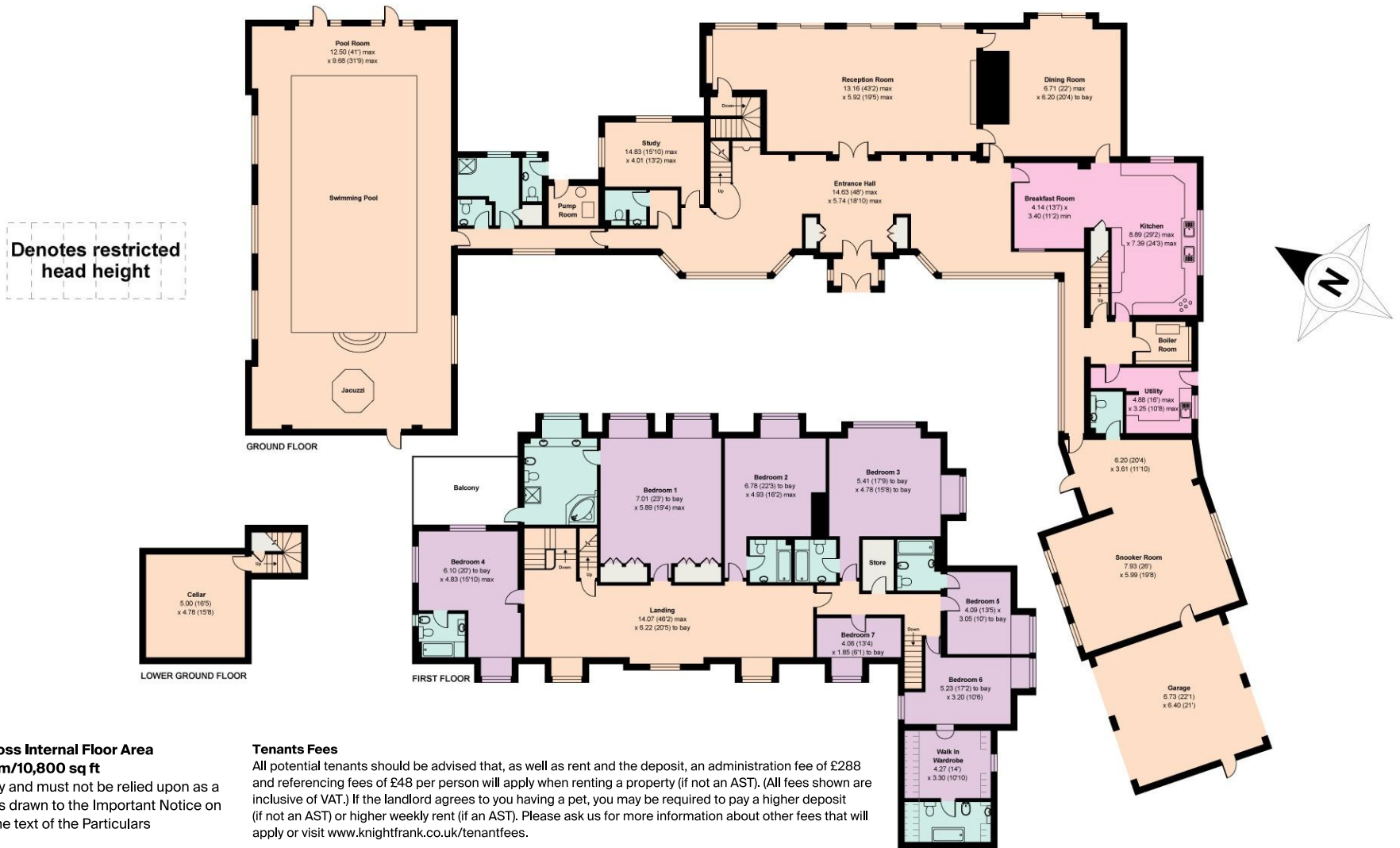
The master bedroom with fitted wardrobes, en suite bathroom and balcony. The second bedroom has a walk in wardrobe and en suite.

Four further double bedrooms each with en suite bathrooms. There is a single bedroom/playroom.

There is a delightful garden to the rear, double garage and ample driveway parking.







**Approximate Gross Internal Floor Area  
1,003 sq m/10,800 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

**Tenants Fees**

All potential tenants should be advised that, as well as rent and the deposit, an administration fee of £288 and referencing fees of £48 per person will apply when renting a property (if not an AST). (All fees shown are inclusive of VAT.) If the landlord agrees to you having a pet, you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). Please ask us for more information about other fees that will apply or visit [www.knightfrank.co.uk/tenantfees](http://www.knightfrank.co.uk/tenantfees).

**We would be delighted to tell you more.**

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