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Shinfield Road, Reading, RG2 7DA

£995,000

Set within established gardens and located on a popular residential address within the favoured University area is this well-presented family home. The 4 bedroom property features an impressive 29' kitchen-dining room with central island ideal for entertaining with seating for 10 and a 30' living room with fireplace. The rear garden extends to approx. 105' and enjoys a high degree of privacy and to the front of the house is generous driveway parking. Ideally positioned for a wide range of independent schools, excellent transport links and access to business parks within convenient reach. The property further benefits from no onward chain.





- 4 bedrooms, principal with en-suite
- 30' Living room with twin double doors opening to garden
- 29' Kitchen-dining room with central island
- Garden room with wc/shower; Family room; Utility
- Garage converted to gym; Driveway parking for numerous vehicles
- Established private garden; No onward chain

Council tax band F
Reading





Garden

A particular feature of the property is the west facing garden which extends to approximately 105' in length and incorporates a slate paved patio terrace with a metal gazebo. Steps lead down to a lower level of lawn with stone wall and is flanked by further areas of lawn with shrub beds and a number of mature apple trees. At the side of the property is a brick arched side gate giving access to the front of the property and a further area of lawned garden with a walled frontage.

Parking

The property has driveway parking for multiple vehicles.

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)



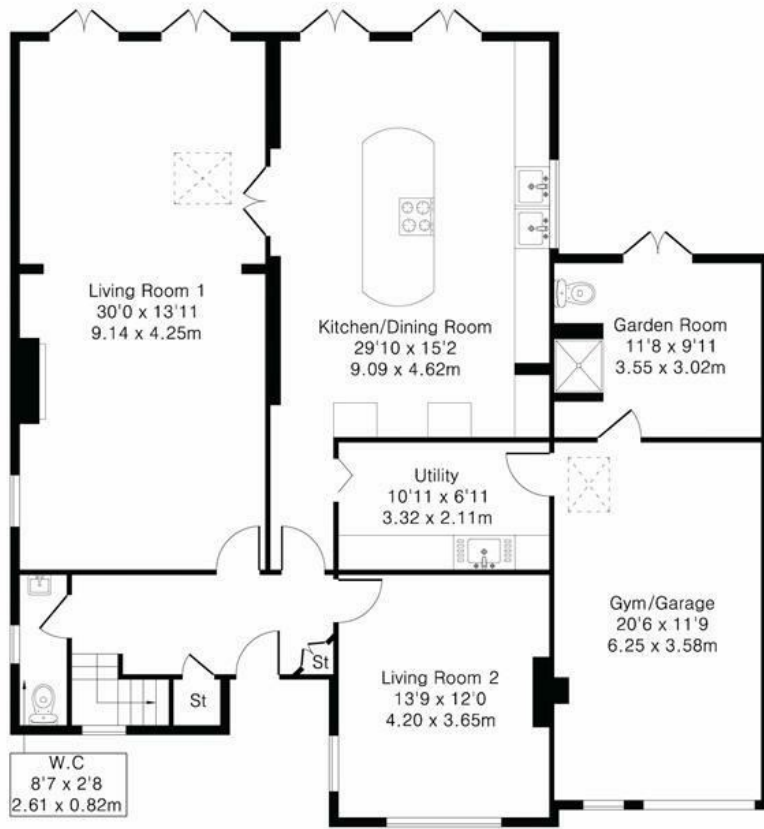
Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

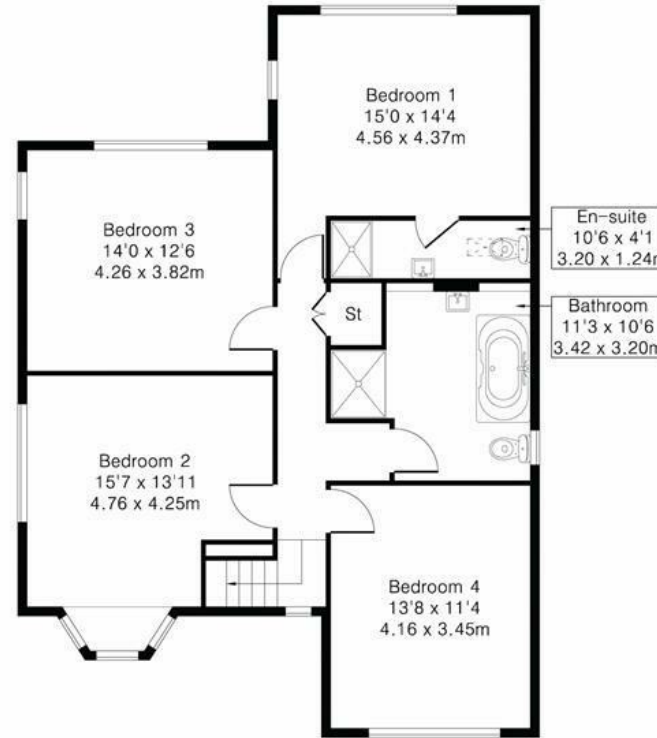
Approximate Gross Internal Area 2516 sq ft – 233 sq m (Including Garage)

Ground Floor Area 1576 sq ft – 146 sq m

First Floor Area 940 sq ft – 87 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 61 | 76 |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves

by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.