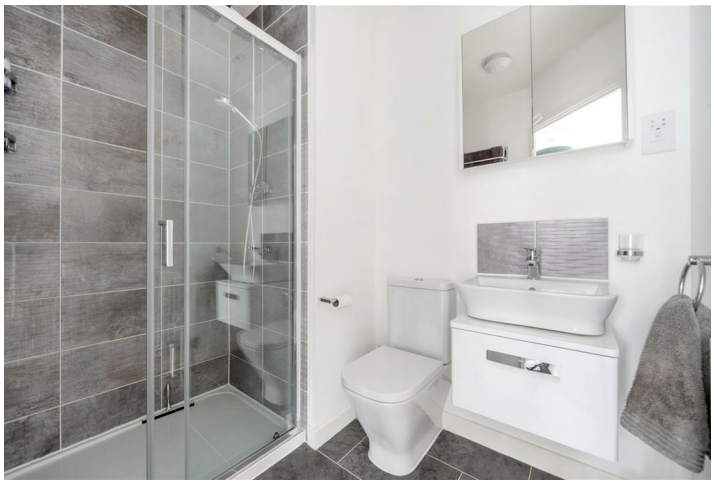
MICHAEL HARDY
SALES & LETTING

Verdun, Hyde End Road
Shinfield
Berkshire, RG2 9BQ

£650,000 Freehold



Located off Hyde End Road in the desirable village of Shinfield, Reading, this beautifully presented four-bedroom detached home offers modern, spacious living ideal for families. Built in 2021, the property has been lovingly maintained and tastefully decorated by its current owners, who have resided here since its construction. Offering over 1,570 sq ft of internal space, this home boasts a generous kitchen/dining room, two reception areas, a utility room, and a garage, along with four well-proportioned bedrooms and three bathrooms upstairs.

- Open-plan kitchen/dining room
- Four spacious bedrooms
- Close to Langley Mead and the The Ridge on Meadow
- Utility room
- Family bathroom and two ensuites
- Easy access to Reading

The home is set within a private plot and benefits from a beautifully landscaped rear garden, perfect for entertaining or relaxing outdoors. The integral garage provides additional storage or parking, with driveway space for two cars to the front. Being just a few years old, the property retains a modern feel throughout, with high-quality finishes and thoughtful design to suit modern living.

This home is perfectly situated in Shinfield Meadows, a fantastic and convenient location that caters to all your needs. Within walking distance, you'll find a selection of local pubs and amenities, including a Co-op, café, post office, and the brand-new Lidl store. For nature lovers, the popular Langley Mead nature reserve is just a short stroll away – ideal for peaceful walks – and there are plenty of nearby play parks for families to enjoy.

The area is exceptionally well-connected, with main bus routes taking you into Reading or Wokingham town centres. Mereoak Park and Ride and junction 11 of the M4 are just a few minutes away, making it easy to get around by car or public transport. Additionally, the newly opened Green Park station offers convenient train links to Reading and Basingstoke, with connections to London for commuters.

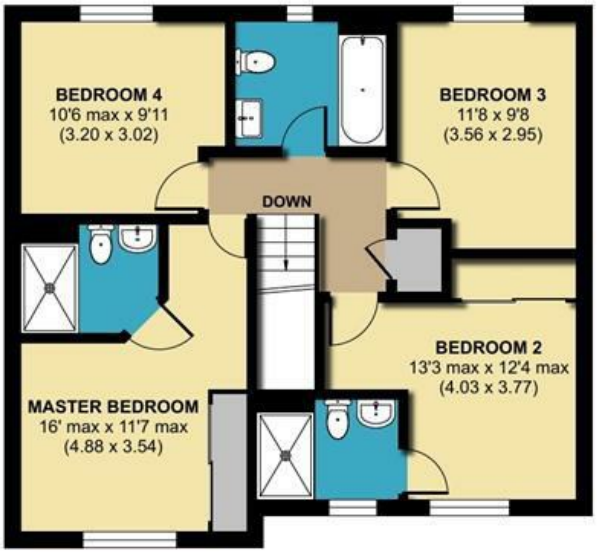
Council Tax Band: F
Local Authority: Wokingham Borough Council
Energy Performance Rating: B

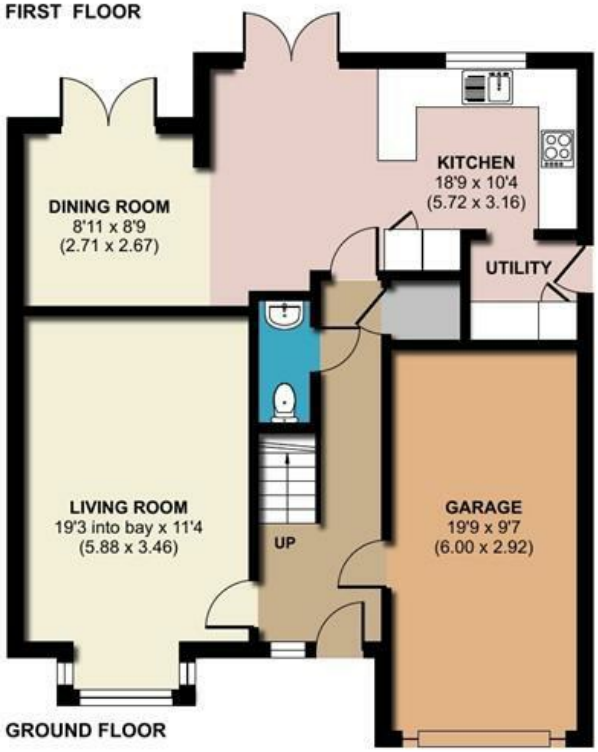
There is an annual estate/landscaping charge of c.£315.10. Which covers the upkeep of the communal areas. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Floorplan

Hyde End Road, Shinfield, Reading

Approximate Area = 1386 sq ft / 128.7 sq m
Garage = 189 sq ft / 17.5 sq m
Total = 1575 sq ft / 146.2 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 2025. Produced for Michael Hardy. REF: 1273200

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776
properties@michael-hardy.co.uk
lettings@michael-hardy.co.uk

MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999
crowthorne@michael-hardy.co.uk
www.michael-hardy.co.uk

These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

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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