



Selbon

Residential sales & lettings

Monarch Drive, Shinfield, Reading,
Berkshire, RG2 9EW

Offers in excess of £900,000 Freehold



01252 979300
Selbonproperty.co.uk

- Detached Family Home
- 3 Reception Rooms
- Bedrooms 1& 2 With En Suites
- Under Floor & Gas Radiator Heating & Double Glazed Windows
- Double Garage & Driveway For 4 plus Cars
- Spacious Entrance Hall & Cloakroom
- 14ft Kitchen/Breakfast Room
- 3 Further Bedrooms & Family Bathroom
- Enclosed North Easterly Garden
- Must Be Viewed

Selbon Estate Agents are delighted to offer this modern detached family home to the market, built by Bloor Homes to their 'Willow' Design, conveniently located on the ever popular 'The Nurseries' development, in Shinfield.

The current vendor purchased the home in 2007 and has thoroughly enjoyed their time in this deceptively spacious executive home, which offers flexible living accommodation, in line with today's life style. With easy access to several train stations and the M4, the home suits those looking to commute, whilst having the option of home office space.

Accessed via the covered entrance, there is a front door leading to a spacious entrance hall with stairs leading to the first floor landing and doors leading to all of the downstairs rooms.

The larger than average cloakroom has a white suite, the 27ft dual aspect living room has a gas fire and double glazed French doors to the rear garden. There is a 10ft study with a bay window overlooking the garden, a 13ft dining room with sliding doors in to the 14ft kitchen/breakfast room, which boasts a range of eye and base level storage units, work surfaces and some integrated appliances as well as space for table and chairs.

The first floor landing has access to the loft space and doors leading to the 5 bedrooms and family bathroom. bedrooms 1 & 2 have en suite shower rooms and all bedrooms (except bedroom 5) have built in or fitted wardrobes.

Further benefits include under floor heating (ground floor), gas radiator heating (first floor), double glazed windows, an enclosed north easterly facing rear garden with a summer house (BBQ area behind) and door leading to the 17ft detached double garage with an electric up and over door as well as a driveway for at least 4 vehicles.

Situated on the edge of the development, the property is well situated near a local playpark and greenery, local amenities, public transport links into Reading town centre, as well as great access to the M4 and A33.

Must be viewed.









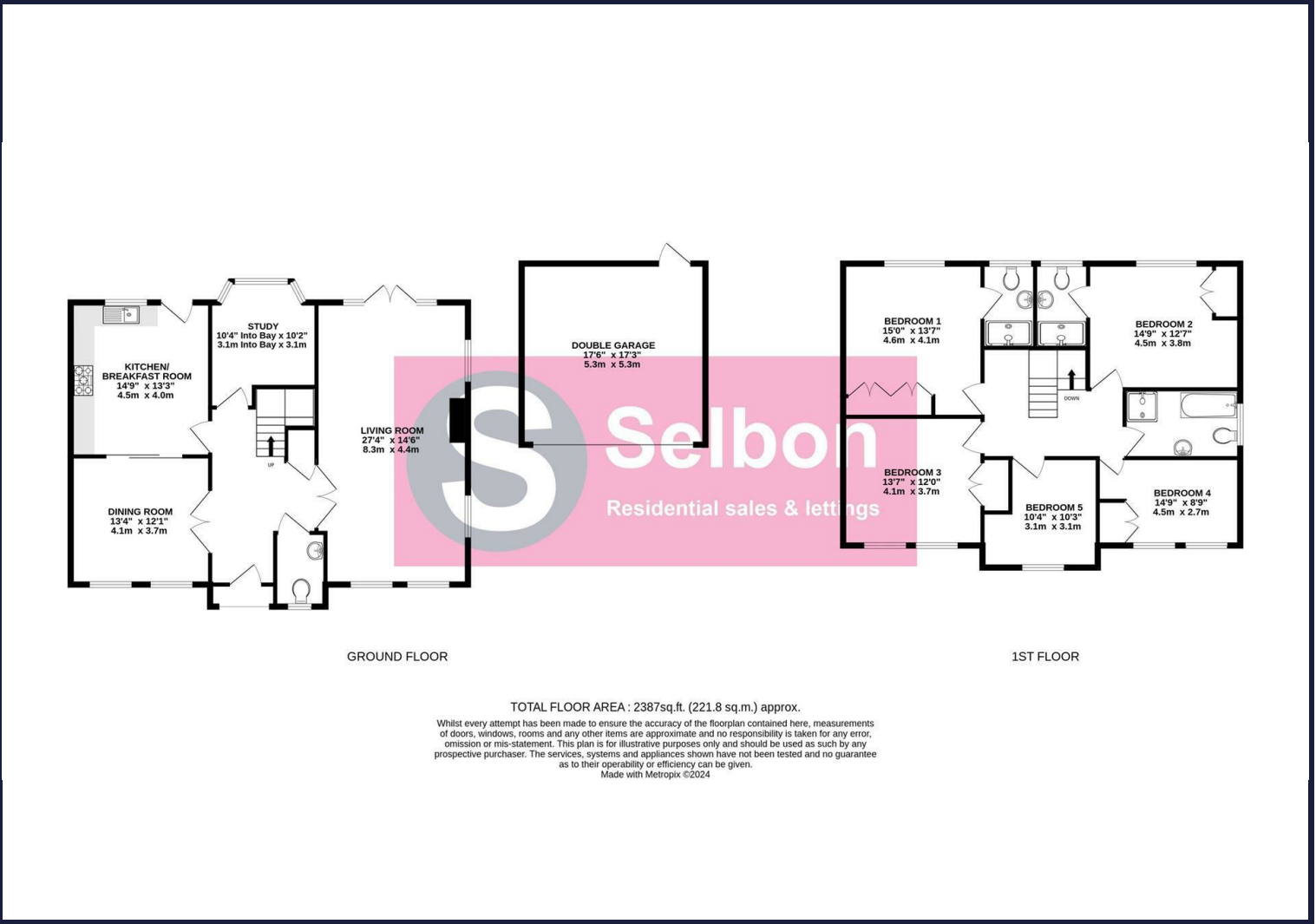




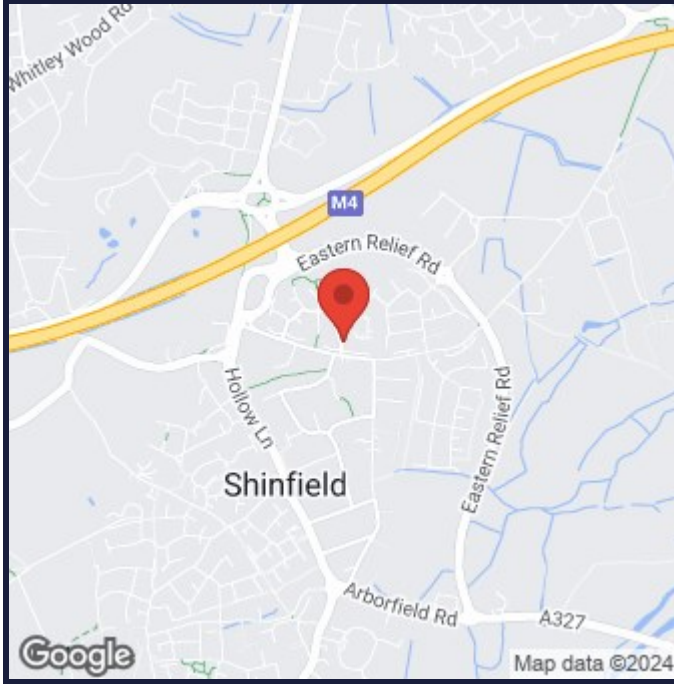




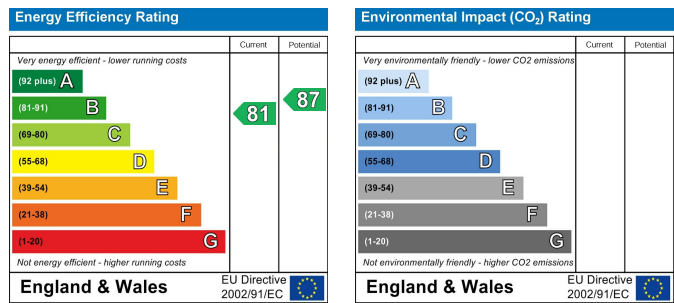
Floor Plans



Area Map



Energy Performance Graph



Council Tax Band: G

Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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