



**Bespoke**  
ESTATE AGENTS

37 Bushell Way, Arborfield  
Guide Price £575,000





## 37 Bushell Way

Arborfield, Reading

Stunning 4-bed detached house in sought-after Penrose Park. Refitted kitchen, spacious living room with open fireplace. Generously proportioned bedrooms, master with refitted en-suite. Private driveway, garage, shingled area for parking/storage. Tranquil rear garden with decked patio. Convenient location near amenities and green spaces. Perfect retreat for families seeking style and functionality. Ample off-road parking.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Stunning 21' Refitted Kitchen
- Sought After Penrose Park Development
- Garage & Ample Off Road Parking
- Four Good Size Bedrooms
- Refitted En-Suite to Master
- 13'11 Living Room with Open Fireplace
- Private Enclosed Garden
- Close to Amenities & Open Green Space



### Entrance Hall

Doors to all rooms, stairs to first floor landing.

### Downstairs Cloakroom

With W.C. window to front, wash hand basin.

### Living Room

13' 11" x 13' 6" (4.24m x 4.11m)

A wonderful cosy room, with feature bay window to front, feature open fired place.

### Kitchen / Dining Room

21' 1" x 16' 10" (6.43m x 5.13m)

A stunning room and the beating heart of this family home, having been remodelled and refitted in recent years, with windows and patio doors onto deck and garden to the rear, further door to side. A range of high gloss finished eye and base level units with work tops over and matching upstands, inset ceramic sink. Inset 5 ring gas hob, with hood over and built in double ovens, integrated dishwasher, space for American Style fridge freezer. Ample space for dining room table and chairs. Return area (included within the measurements) with further appliance space.

### First Floor Landing

Access to all bedrooms and bathroom, window to front, built in airing cupboard.

### Bedroom 1

12' 0" x 11' 11" (3.66m x 3.63m)

Front and side aspect windows, two built in wall to wall double wardrobes, door to en-suite.

### En-Suite

A refitted suite, wonderfully designed as a wet room, with tiled walls and matching flooring, window to side. Wash hand basin with vanity unit under, W.C. and walk in shower.







### Bedroom 2

13' 0" x 9' 5" (3.96m x 2.87m)

Rear aspect window over looking the garden.

### Bedroom Three

10' 10" x 9' 10" (3.30m x 3.00m)

Rear aspect over looking the garden, built in wardrobes.

### Bedroom 4

12' 0" x 6' 10" (3.66m x 2.08m)

Front aspect, built in wardrobes.

### Bathroom

Rear aspect, with panel enclosed bath, mixer taps and shower attachment, Wash hand basin, low level W. C. part tiled walls. Window to rear.

### Front Garden

Driveway leading to garage, providing ample off road parking, further shingled area, path to front door.

### Rear Garden

A fully enclosed garden, with large full width decked patio area leading onto mainly laid to lawn garden, various flower and shrub beds. Side pedestrian access with gate to front, additional access to the other side of the property.

### GARAGE

Single Garage

Single garage with up and over door, light and power, personal door to rear garden.





