



**Hawthorn, Shinfield Reading RG2 9FU**



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## **Hawthorn, Shinfield Reading**

We present this stunning four bedroom townhouse, located in a ideal location. It comprises stunning living/dining area with an outlook to the rear garden. A separate reception area on the first floor as well as four generous bedrooms. Viewings highly recommended!





**Entrance Hall**

**Cloakroom**

**Kitchen**

16' 1" x 9' 1" ( 4.90m x 2.77m )

**Lounge**

14' 2" x 12' 8" ( 4.32m x 3.86m )

**Stairs To First Landing**

**Living Room**

16' 5" x 9' 4" ( 5.00m x 2.84m )

**Bedroom Two**

12' 2" x 11' 10" ( 3.71m x 3.61m )

**Bedroom Four**

9' 5" x 6' 8" ( 2.87m x 2.03m )

**Bathroom**

**Stairs To Second Floor**

**Master Bedroom**

13' 3" x 11' 2" ( 4.04m x 3.40m )

**Ensuite Shower Room**

**Bedroom Three**

11' 5" x 10' 1" ( 3.48m x 3.07m )

**Enclosed Garden**

**Garage**

Total floor area 149.6 m<sup>2</sup> (1,611 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Hawthorn, Shinfield Reading

- Four bedrooms
- Garage & Driveway
- Enclosed garden
- Good cosmetic condition
- Close to amenities

Tenure: Freehold EPC Rating: B  
Council Tax Band: E

guide price

**£575,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LOE108564 - 0004

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