



Mimosa Drive, Shinfield, Reading, RG2 9AQ

£425,000

Walmsley



## Mimosa Drive, Shinfield, Reading, RG2 9AQ

A beautifully presented three-bedroom semi-detached home, ideally located within a sought-after modern residential development. Positioned in a quiet cul-de-sac of just four properties, this charming home offers well-proportioned accommodation, perfect for families or professionals alike. The ground floor comprises a welcoming entrance hall, a spacious sitting room, and a well-appointed kitchen/breakfast room. Upstairs, the landing leads to three bedrooms with en-suite to the master bedroom and a stylish family bathroom suite.

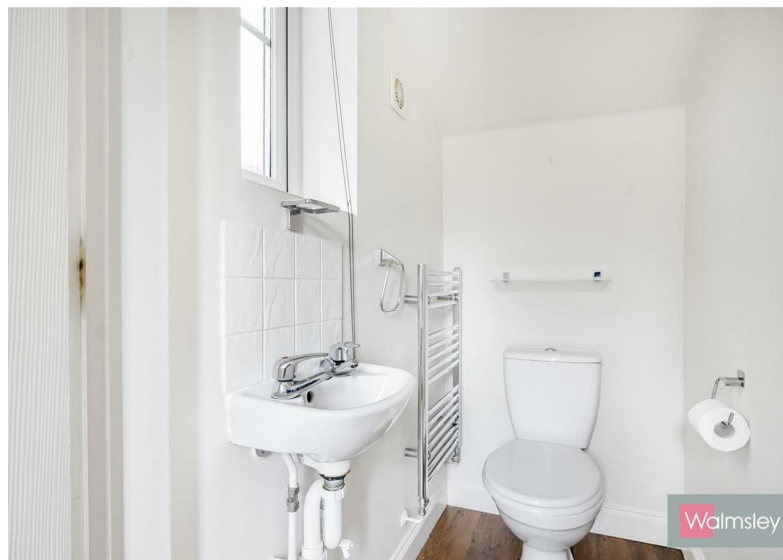
Externally, the property benefits from driveway parking, a garage with an electric up-and-over door, and a private, enclosed rear garden, ideal for relaxation and entertaining.

Situated within easy reach of excellent public transport links, local schools, and a variety of amenities, this home offers both convenience and a great quality of life. Nearby green spaces provide opportunities for outdoor activities, while larger shopping destinations, including Wokingham and Reading's Oracle Shopping Centre, are just a short drive away. Viewing is highly recommended. Council Tax Band D. EPC Rating C.

<https://moverly.com/sale/6px9vUMWlp2wvgE6bG8BGA/view>

## Tenure - Freehold





- Cul-de-sac setting
- Semi-detached house
- Three bedrooms
- En-suite shower room
- Garage & driveway
- No onward chain



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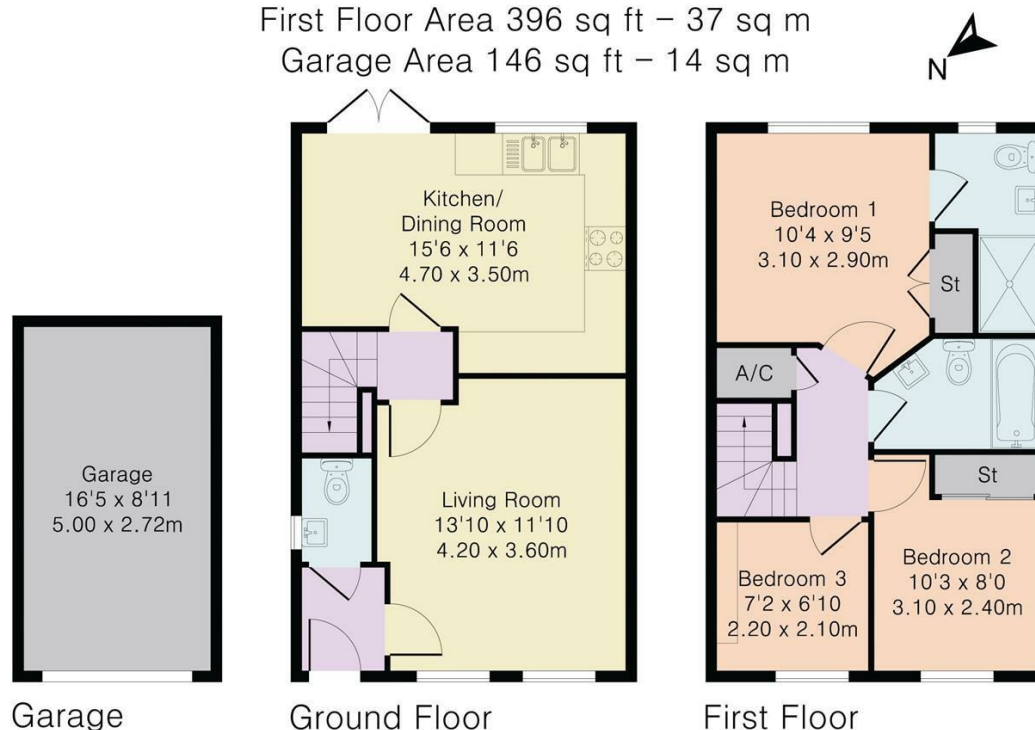


## Approximate Gross Internal Area 938 sq ft - 88 sq m

Ground Floor Area 396 sq ft – 37 sq m

First Floor Area 396 sq ft – 37 sq m

Garage Area 146 sq ft – 14 sq m



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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