



Ilbury Close, Shinfield, Reading, RG2 9DE

£425,000

Walmisley

Ilbury Close, Shinfield, Reading, RG2 9DE

A three bedroom semi-detached house, situated in a popular residential cul-de-sac, occupying a generous size corner plot. The accommodation comprises entrance hall, living/dining room, a modern fitted kitchen, breakfast room, cloakroom, landing, three first floor bedrooms and a bathroom suite. Further benefits of this property include driveway parking, garage and generous gardens.

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. No onward chain. EPC rating D. Council tax band D.

PROCEEDABLE VIEWERS ONLY

Tenure - Freehold





- No chain
- 3 Bedrooms
- 3 Reception rooms
- Cul-de-sac
- 16ft kitchen
- Downstairs WC

 3
  1
  2
  C

RESIDENTIAL SALES • LETTINGS • PROPERTY MANAGEMENT • NEW HOMES



Approximate Gross Internal Area 1128 sq ft - 105 sq m

Ground Floor Area 645 sq ft – 60 sq m

First Floor Area 483 sq ft – 45 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.



9-11 Bridge Street, Caversham, Reading, RG4 8AA

Email: cavershamsales@walmsley.co.uk www.walmsley.co.uk

0118 947 0511

