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**1 Shenstone Road, Reading, RG2 0DT**  
**Guide Price £425,000 Freehold**

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Residential Sales & Lettings

- 3 Bedroom Detached House
- Driveway Parking
- Kitchen/ Breakfast Room
- Private Rear Garden
- Gas Fired Central Heating

- Reading University Area
- Integral Single Garage
- Large Living Room
- 3-Piece First Floor Bathroom
- UPVC Double Glazing

An attractive individually built detached house ideally located In the Reading University area with close proximity of local shops, cafes and amenities to include numerous regular bus services. Supermarkets and Retail Parks are also within a short distance as is The Royal Berkshire Hospital. Reading Town Centre is conveniently 1.5 miles to the north and Junction 11 of the M4 Motorway is a simple 3 mile commute.

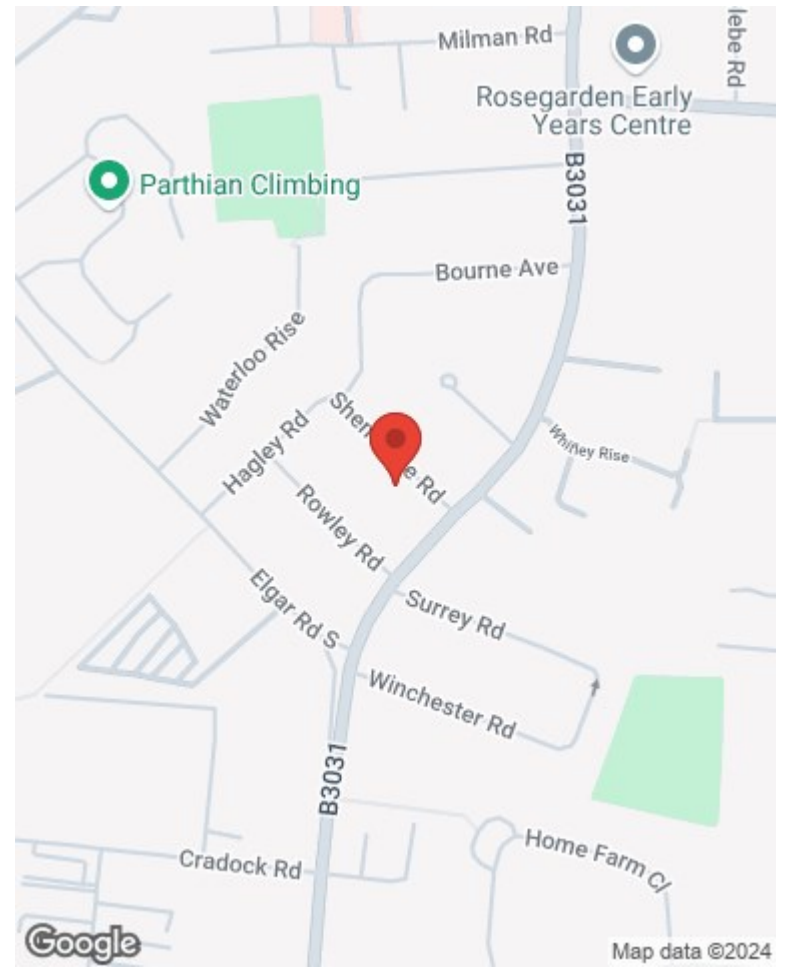
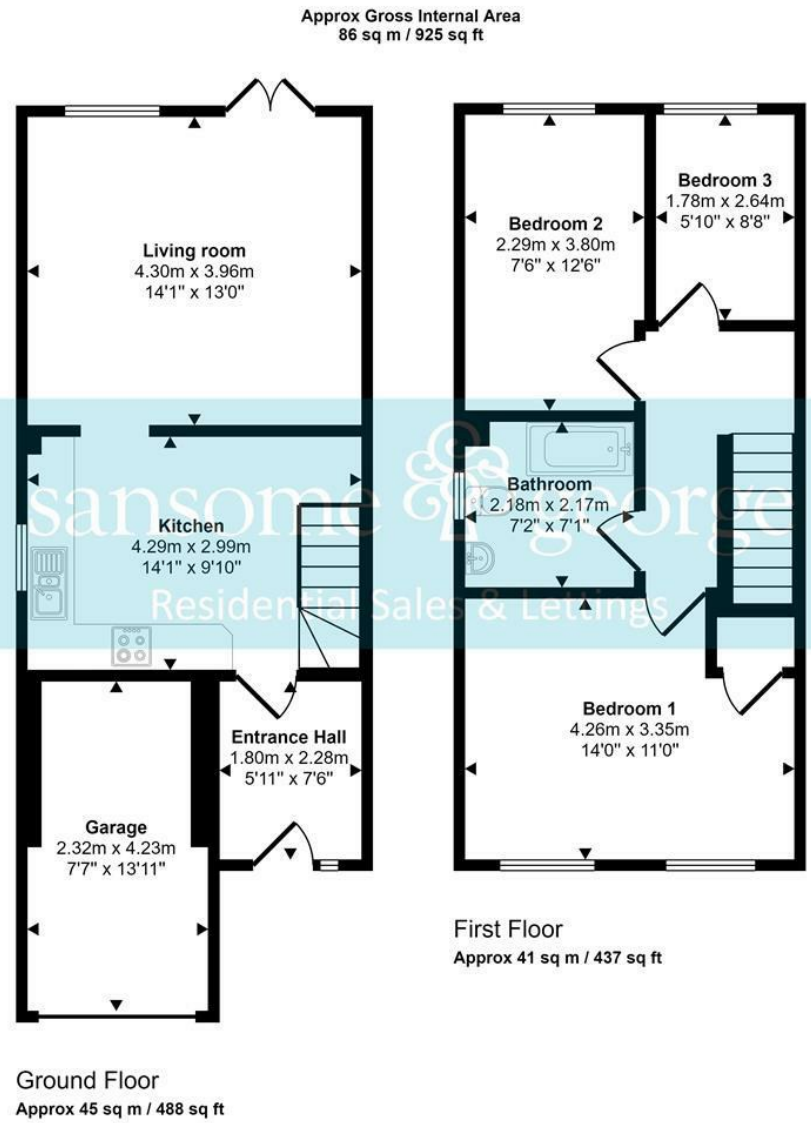
Approached via driveway providing parking for several vehicles, internal accommodation comprises of an integral single garage next to the entrance hall. The Hall leads to the spacious Kitchen breakfast room with stairs rising to the first-floor landing and large living room with fireplace and French doors opening to the rear garden. On the first floor, 3 separate bedrooms (2 doubles and 1 single) are serviced by a naturally light 3-piece bathroom which includes a shower over bath. Further general benefits include gas radiator central heating & UPVC double glazing.

The rear garden is another outstanding and notable feature of this charming home. enclosed by wooden fencing, the private garden boasts various shrubs, flower beds, Tiled patio area and low maintenance Astroturf lawn. The garden also provides side access through.

To discuss this property in more detail or to arrange a viewing appointment, please contact Sansome & George Estate Agents at your earliest convenience as early interest is anticipated in this sought after home.

Reading Borough Council Tax - Band D





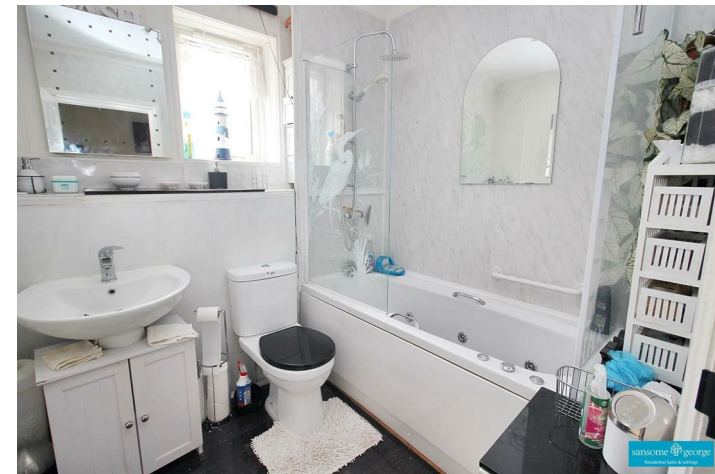
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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