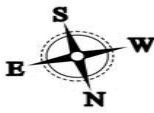


Cutbush Lane, Shinfield

Total Area: 93.9 m² ... 1011 ft²

All measurements are approximate and for display purposes only



Ground Floor

First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



MARTIN&CO

FOR SALE



Cutbush Lane West, Shinfield

3 Bedrooms, 1 Bathroom, Semi-Detached House

£500,000





Cutbush Lane West, Shinfield

£500,000

- Spacious three bedroom house
 - Two reception rooms
 - Fully fitted kitchen
- Utility room with guest cloakroom
- Main bathroom with shower over bath
 - Light and airy décor
- Large South West facing rear garden



Situated within the sought after Shinfield village, this semi-detached house is presented to the market with no onward chain and benefits from a variety of charming period features.

The property is entered via a convenient porch and entrance hall which leads to the two reception rooms on the ground floor. The front living room is designed with an attractive bay window and modern electric fireplace while the dining room is spacious and leads through to the kitchen with fitted appliances and white goods, plus plenty of workspace. An ever-important utility room can be found at the back of the house along with a downstairs WC. You will also notice that the property throughout is decorated with light, airy tones and designed with plenty of built in storage cupboards providing space saving solutions.

Upstairs are the three bedrooms and the family bathroom, fitted with shower over bath and floor to ceiling tiles. There is also loft storage available for larger items that need to be put away.

Externally the property benefits from an expansive rear garden and private off road parking to the front.

The property is located approximately 15 minutes walk from the School Green in the heart of Shinfield village, offering a wide variety of amenities. Local schools include Shinfield St Mary's CofE, Shinfield Primary and Nursery, Alder Grove CofE, Crosfields Secondary and Leighton Park.

For those who commute, there is excellent access to junction 11 of the M4 and regular transport links between Reading (with mainline train station and The Elizabeth Line), Arborfield and Wokingham.

Call now to book your viewing!

