



Ilbury Close, Shinfield, Reading, RG2 9DE

£400,000

Walmsley



## Ilbury Close, Shinfield, Reading, RG2 9DE

A well presented three bedroom semi-detached house, situated in a popular residential cul-de-sac. The accommodation comprises entrance hall, living/dining room, a modern fitted kitchen, utility, cloakroom, store, landing, three first floor bedrooms and a bathroom suite. Further benefits of this property include driveway parking for several cars, garage and a generous size rear garden.

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







- Semi-detached property
- Cloakroom
- Three bedrooms
- Large rear garden
- Garage
- No onward chain



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**Approximate Gross Internal Area 1140 sq ft - 106 sq m  
(Excluding Garage)**

Ground Floor Area 654 sq ft – 61 sq m

First Floor Area 486 sq ft – 45 sq m

Garage Area 200 sq ft – 19 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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