



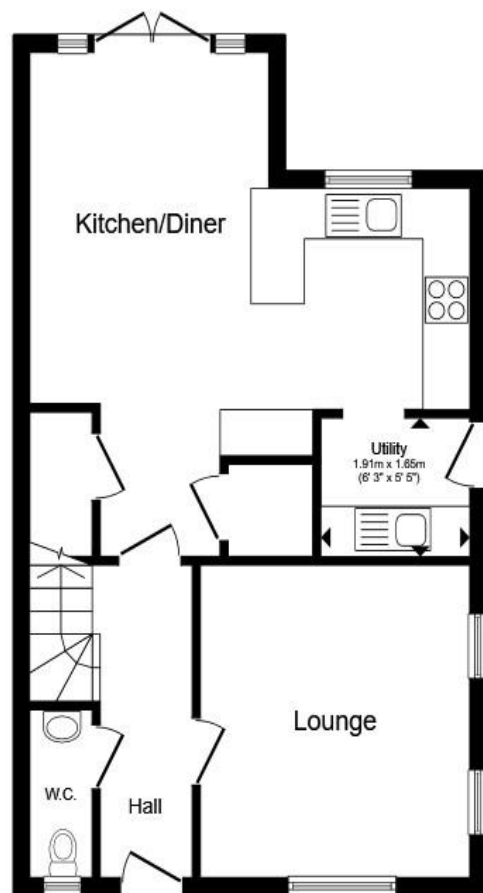
Phillips Drive, Shinfield Reading RG2 9SN

welcome to

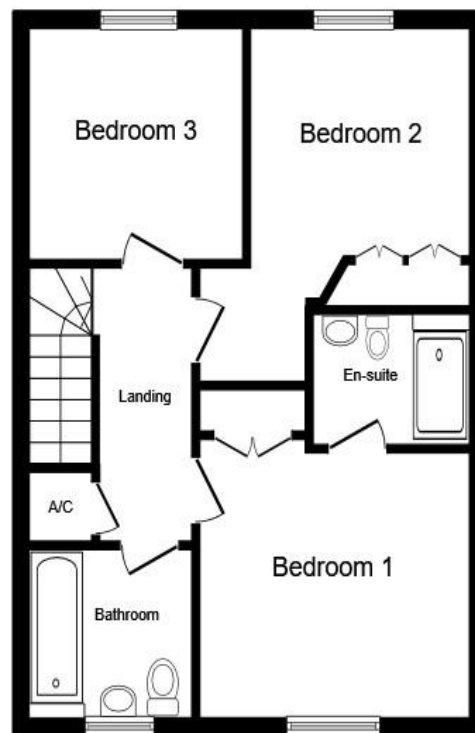
Phillips Drive, Shinfield Reading

A beautifully upgraded three-bedroom Bellway-built detached home offering practical living. The generous kitchen/dining room and utility are immaculate, with an additional reception room downstairs. Upstairs there are three double bedrooms, ensuite and a stunning bathroom. A must see!

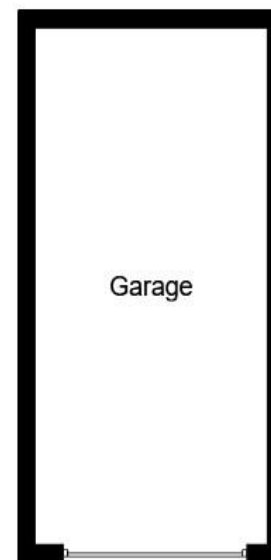




Ground Floor



First Floor



Garage

Entrance Hall

Cloakroom

Lounge

12' 2" x 11' 3" (3.71m x 3.43m)

Kitchen/Dining Room

19' 8" x 18' 4" (5.99m x 5.59m)

Utility Room

Landing

Master Bedroom

11' 4" x 10' 10" (3.45m x 3.30m)

Ensuite

Bedroom Two

13' 6" x 9' 2" (4.11m x 2.79m)

Bedroom Three

9' x 8' 11" (2.74m x 2.72m)

Bathroom

Garage

Enclosed Garden

Total floor area 115.6 m² (1,244 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Phillips Drive, Shinfield Reading

- Three double bedrooms.
- Air conditioning throughout.
- Seven years new homes warranty.
- Sought after location.
- Immaculate throughout.

Tenure: Freehold EPC Rating: B
Council Tax Band: E

offers in excess of

£525,000



Please note the marker reflects the
postcode not the actual property

view this property online rogerplatt.co.uk/Property/LOE108908



Property Ref:
LOE108908 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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