



**Grange Cottages Cutbush Lane East, Shinfield Reading RG2 9AF**



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## **Grange Cottages Cutbush Lane East, Shinfield Reading**

This three bedroom cottage offers an opportunity for refurbishment. With a gravel drive approach and stained glass porch, this charming character home could be a beautiful family home. With a large conservatory and amazing garden this house needs to be seen. Offered with no chain, call today!





**Ground Floor**



**First Floor**

**Entrance Hall**

**Living Room**

14' 2" x 12' ( 4.32m x 3.66m )

**Kitchen/Dining Room**

20' 11" x 8' 10" ( 6.38m x 2.69m )

**Study**

7' 10" x 6' 2" ( 2.39m x 1.88m )

**Conservatory**

21' x 10' 9" max ( 6.40m x 3.28m max )

**Landing**

**Master Bedroom**

12' x 9' 11" ( 3.66m x 3.02m )

**Bedroom Two**

14' 1" x 8' 10" ( 4.29m x 2.69m )

**Bedroom Three**

10' 5" x 9' 5" ( 3.17m x 2.87m )

**Bathroom**

**Large Rear Garden**

**Driveway Parking**

Total floor area 101.5 m<sup>2</sup> (1,092 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.focalagent.com](http://www.focalagent.com)

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## Grange Cottages Cutbush Lane East, Shinfield Reading

- Offered with NO ONWARD CHAIN
- Character Cottage
- Modernisation Required
- Three Bedrooms
- Large Rear Garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

**£380,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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**0118 987 6767**



[LowerEarley@rogerplatt.co.uk](mailto:LowerEarley@rogerplatt.co.uk)



Asda Complex Chalfont Way , Lower Earley,  
READING, Berkshire, RG6 5HQ



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