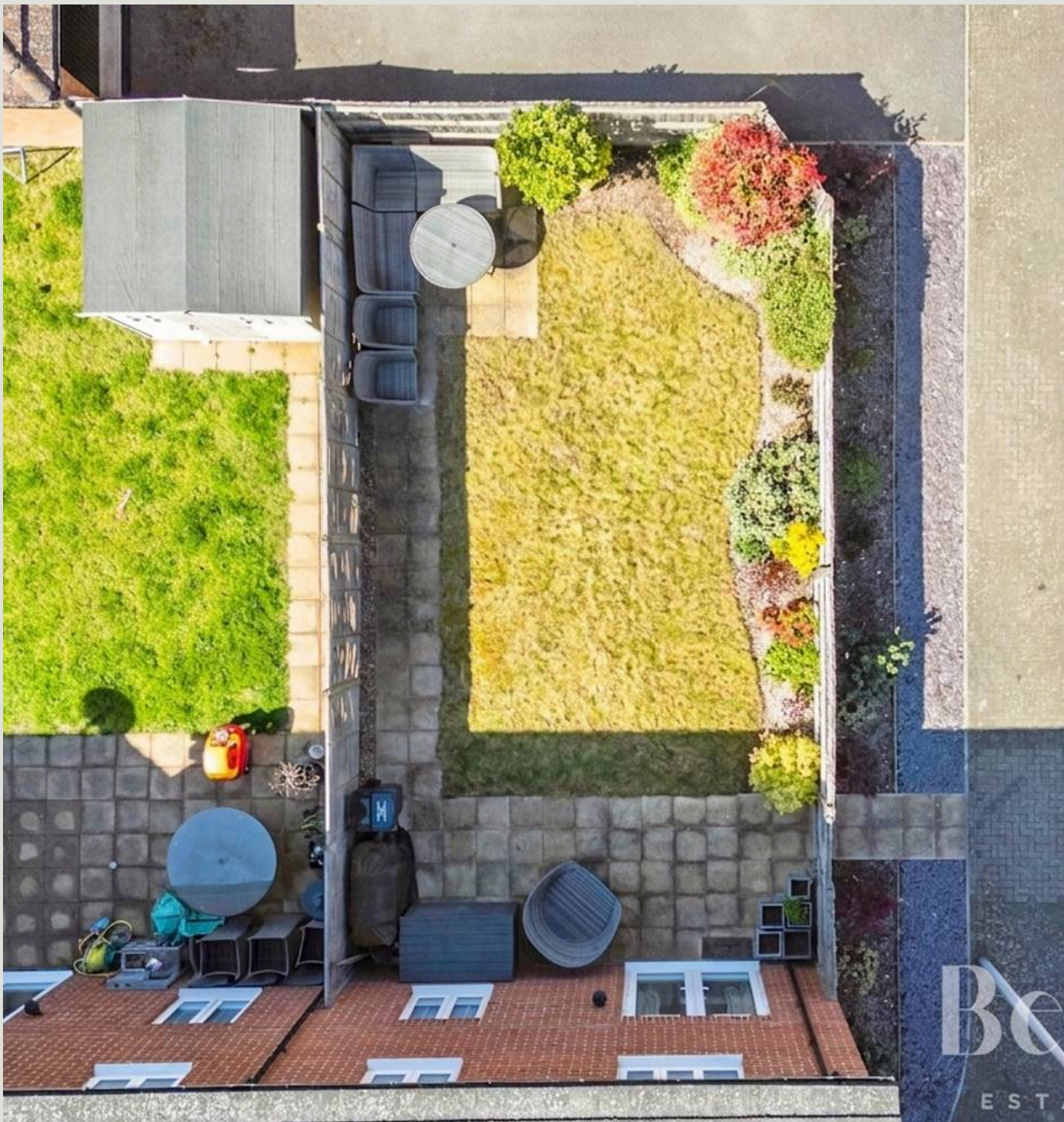




Bespoke
ESTATE AGENTS

23 Lawrence Place, Shinfield

Guide Price £475,000



23 Lawrence Place

Shinfield, Reading

Stylish three-bedroom, two-bathroom semi-detached home in sought-after Shinfield Meadows, featuring a 27ft open-plan living space, en-suite, landscaped garden and parking. Ideal for modern family living.

Council Tax band: D

Tenure: Freehold

- Super setting within the sought-after Shinfield Meadows development, popular with families and professionals alike.
- Impressive open-plan living, dining and kitchen space measuring over 27ft, ideal for modern living and entertaining.
- Fully integrated kitchen with oven, hob, extractor, fridge freezer, dishwasher and washing machine.
- Three well-proportioned bedrooms, including a generous main bedroom with en-suite shower room.
- Modern family bathroom and ground floor cloakroom, offering practical living across both floors.
- Direct access to the rear garden from the living area, creating a seamless indoor-outdoor lifestyle.
- Landscaped rear garden with lawn and patio, perfect for relaxing, entertaining or family use.
- Off-road parking to the front, for two cars side by side and additional visitors parking close by, providing convenient day-to-day access.
- Excellent access to Reading town centre, Green Park, M4 and mainline stations including the Elizabeth Line.
- Located within a well-regarded area with access to local amenities, green spaces and popular schools.

Hallway

A welcoming entrance hall with stairs rising to the first floor, access to the cloakroom, and opening through into the main living space. Finished in neutral tones with a clean, modern feel.

Cloakroom

Fitted with a low-level WC and wash hand basin. A practical addition for guests, neatly positioned off the hallway.

Living Room/Kitchen

27' 7" x 18' 9" (8.41m x 5.72m)

Living Area

A bright and spacious living area forming part of the open-plan ground floor, offering ample room for a full suite of furniture. The layout allows for a comfortable seating arrangement, with a natural flow through to the dining area and direct access to the rear garden via French doors, creating a seamless indoor-outdoor connection.

Dining Area

Positioned centrally within the open-plan layout, the dining area comfortably accommodates a family-sized table and chairs. Ideal for both everyday meals and entertaining, it connects effortlessly to both the kitchen and living areas, enhancing the sociable feel of the space.

Kitchen

A modern fitted kitchen arranged along one wall, offering a range of base and eye-level units with complementary worktops. Fully integrated appliances include oven, hob, extractor, fridge freezer, dishwasher and washing machine. Well laid out for both practicality and efficiency, with excellent preparation space and a clear view across the living area.

Landing

Doors to all rooms, access to part boarded loft and built in airing cupboard.





Bedroom 1

13' 5" x 9' 2" (4.09m x 2.79m)

A generous main bedroom positioned to the front, offering space for a double bed and additional furniture. Benefits from its own en-suite and built in wardrobes.

En-suite

8' 6" x 5' 7" (2.60m x 1.70m)

Fitted with a shower enclosure, low-level WC and wash hand basin. Finished with modern tiling and fittings, providing a private and functional space.

Bedroom 2

11' 6" x 10' 2" (3.51m x 3.10m)

A well-proportioned double bedroom with fitted wardrobes and space for additional furnishings. Ideal as a guest room or second bedroom with pleasant views.

Bedroom 3

11' 6" x 8' 6" (3.51m x 2.59m)

A versatile third bedroom, currently arranged as a home office/guest room. Suitable as a nursery, study or single bedroom depending on requirements. Space for wardrobes and pleasant views over the garden.

Bathroom

7' 0" x 5' 3" (2.13m x 1.59m)

Fitted with a three-piece suite comprising bath with shower over, low-level WC and wash hand basin. Clean, modern finish throughout.

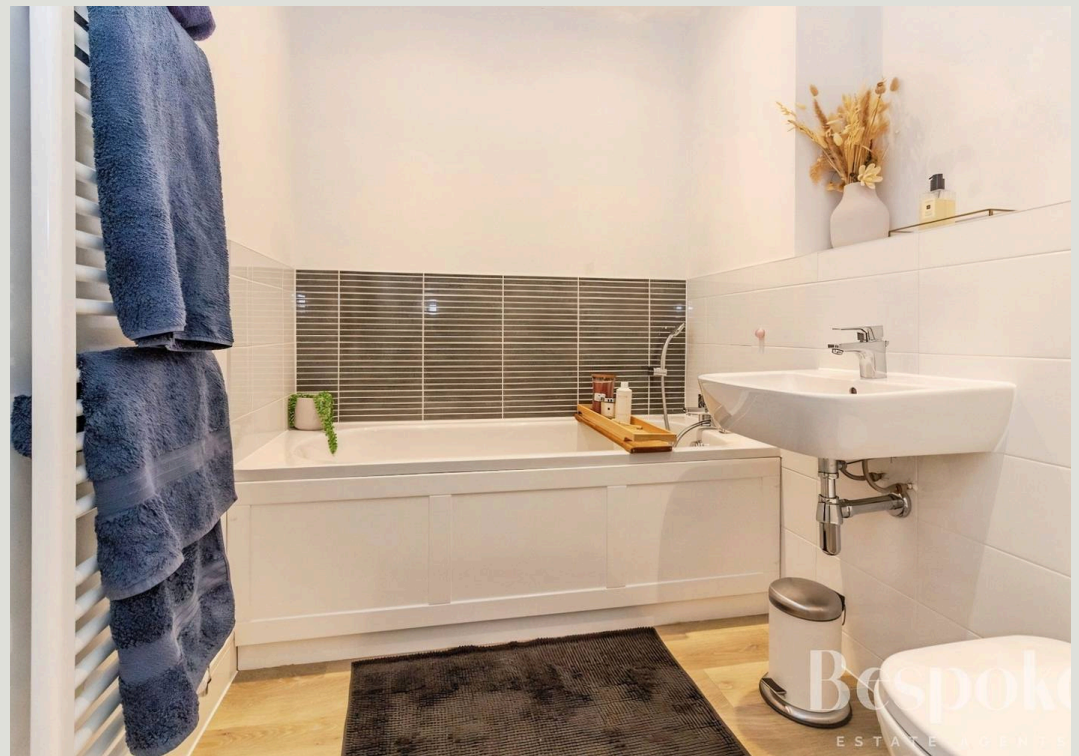
Garden

A private rear garden designed for both relaxation and entertaining, with a lawn for everyday use and a patio area ideal for outdoor dining. Enclosed and well-kept, creating a safe and usable family space. Side private gate provides easy access.

Driveway

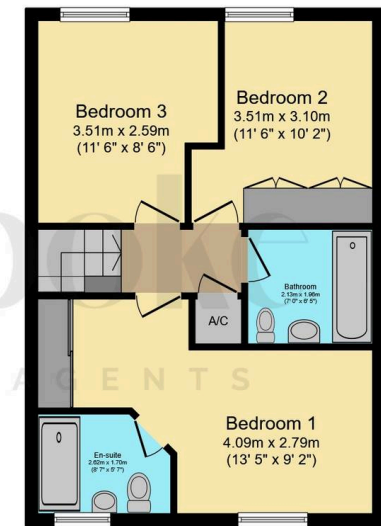
Driveway parking to the front with side-by-side spaces, offering convenient day-to-day access and no need to juggle vehicles. Further visitors parking is adjacent for added convenience.







Ground Floor
Floor area 48.0 sq.m. (517 sq.ft.)



First Floor
Floor area 48.0 sq.m. (517 sq.ft.)

Total floor area: 96.1 sq.m. (1,034 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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