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Chartered Surveyors & Estate Agents



75 Oatlands Road, Shinfield, Reading, RG2 9DN - Price £675,000

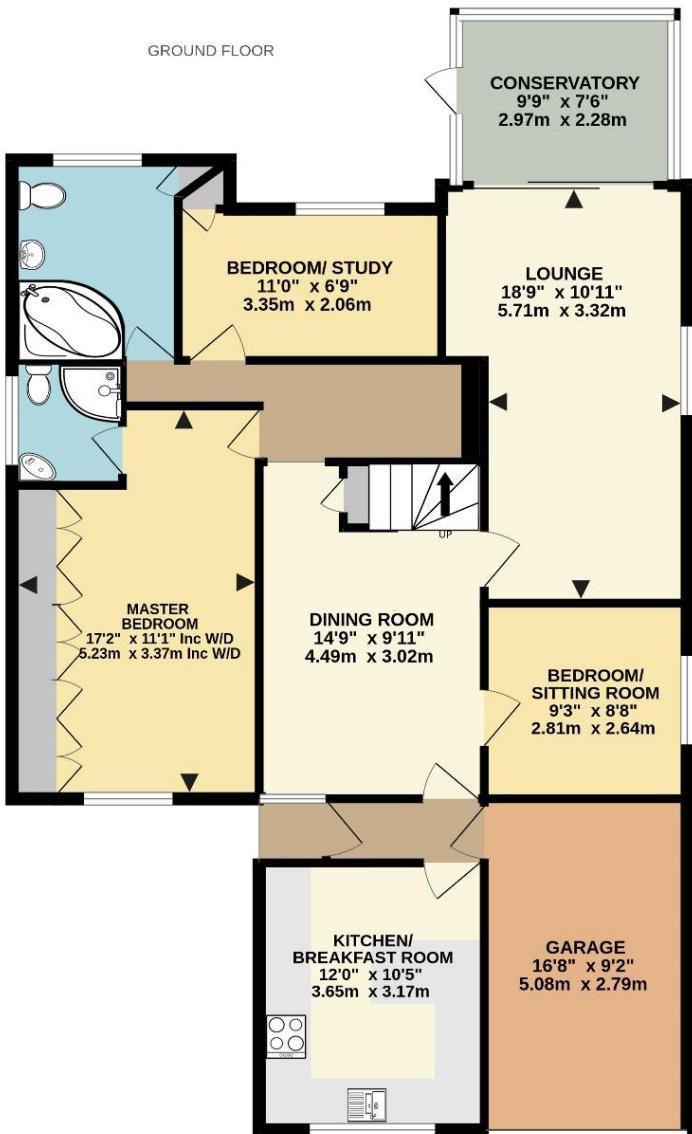
A superbly presented detached chalet bungalow, beautifully finished throughout and ideally located close to excellent communication links...

Martin & Pole



2 first-floor bedrooms; ground-floor master bedroom with ensuite; 2 additional bedrooms or reception rooms, large lounge opening onto conservatory, central dining room, stylish kitchen/ breakfast room, large family bathroom, garage, driveway parking, well-maintained and secluded gardens, double glazing, gas radiator central heating.





Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.
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For further information or an appointment to view please contact our Earley branch on:

0118 926 4422 or earley@martinpole.co.uk

This spacious and versatile home features new carpets throughout and offers generous accommodation including two first-floor bedrooms and a ground-floor master bedroom with a fully refurbished ensuite. There are two additional flexible-use rooms ideal as bedrooms, receptions, or home-office spaces. The large lounge opening onto a conservatory, creating a bright and relaxing living space, while the central dining room offers the perfect setting for entertaining.

The heart of the home is the stylish, contemporary kitchen/breakfast room complete with quartz worktops and integrated appliances, providing both elegance and practicality. A generous family bathroom, also has a garage, driveway parking, well-maintained and secluded gardens, double glazing and gas radiator central heating.

Oatlands Road is an established and popular location in the catchments of various good schools, superbly positioned for access to local amenities and Reading, Wokingham, Basingstoke and the M4 motorway network.

This exceptional home is ready to move into and offers comfort, style, and convenience in a sought-after location.

EER: C72 **Council Tax: E** **Tenure: Freehold**

The Ofcom website provides information about broadband availability and mobile networks.

Services: All mains services are believed to be connected.

AML, SANCTION & IDENTITY CHECKS: Estate Agents are required by law to carry out Anti Money Laundering Regulation, sanction and identity checks on prospective purchasers before their offer to buy can be formally accepted; on tenants before they enter into a tenancy agreement; and on clients when accepting instructions to sell or let their property. We do this using a company called Hipla and is charged at £12 per person.

IMPORTANT NOTICE: We have endeavoured to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed and may change in the future, nor do they guarantee a place in the school. We have not checked whether any extension or alteration to the property complies with planning or building regulations. Distances are 'as the crow flies'. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Martin & Pole may, at your request, recommend to you a mortgage advisor or solicitor. The mortgage advisor may pay us a referral fee. The value of this fee can vary. We do not receive a referral fee from the solicitor.

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