



Offered to the market with no onward chain, this well-proportioned detached bungalow is set in the sought-after village of Shinfield, just south of Reading. The property offers generous living space and potential to extend (STPP).

The accommodation includes an entrance hall, a spacious living room leading to a bright conservatory overlooking the garden, a separate dining room, and a kitchen with an adjoining utility room.

There are two double bedrooms with built-in storage, served by a family bathroom, plus additional hallway storage.

Outside, the property benefits from a private rear garden and driveway parking. Shinfield is popular for its community feel, local amenities and convenient access to the M4, Green Park and Reading mainline station with fast links to London.

Interested? Please contact our sales team to find out more, or to book a viewing.



- Detached bungalow
- Desirable village location
- Private road
- 2 Bedrooms/3 Reception rooms
- Easy access to amenities
- Conservatory





Council tax band

Council-

Additional information:

The property currently forms part of a wider title, which will be split upon completion. The existing fence boundaries accurately reflect the extent of the land being sold.

Parking.

The property has a gravel driveway with parking for multiple vehicles with

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

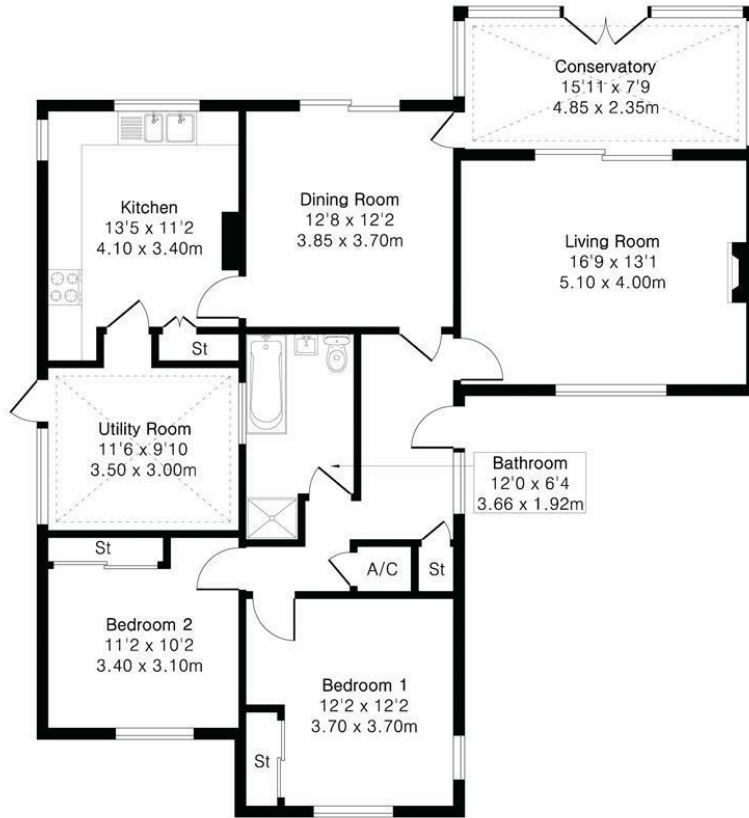
Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

# Floorplan

Approximate Gross Internal Area 1277 sq ft - 119 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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