



Shinfield Road, Shinfield, Reading, RG2 9BE

£775,000

Walmsley

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Nestled on a generous plot, this beautifully modernised four-bedroom home offers a fantastic opportunity for expansion (subject to consent). Featuring a stylish kitchen/dining room with granite surfaces, a central island, and top-of-the-line integrated appliances, this home is perfect for those who love to entertain. The spacious living room, complete with a cosy wood-burner, opens up to a large garden—ideal for relaxing or hosting gatherings.

With ample parking, a beautifully landscaped front garden, and a private, expansive rear garden with a black-paved patio, this property offers the ultimate in outdoor living. Located just moments from the M4, Reading town centre, and excellent schools like Crosfields and Leighton Park, this home is perfectly positioned for family life.

It's a must-see! EPC Rating C | Council Tax Band F

<https://moverly.com/sale/6iTy7SE3aHAMaEEXaSr6TQ/view>

*Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded even if the property does not go ahead.

Tenure - Freehold





- Beautifully modernised detached family home
- Extensive frontage
- Scope to extend (subject to usual consents)
- Modern kitchen/dining room
- Garage
- EPC rating C.
- Council tax band F

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Approximate Gross Internal Area 1376 sq ft – 128 sq m
 Ground Floor Area 831 sq ft – 77 sq m
 First Floor Area 545 sq ft – 51 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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