











Tucked away at the end of a private shared driveway just off Shinfield Road, this well-established semi-detached home enjoys a peaceful and secluded setting. Its location offers effortless access to Reading University, a frequent bus service into Reading town centre, and a selection of local shops. Several of Reading's most highly regarded schools are also nearby, including Reading Boys' Grammar School, The Abbey School and Crossfields.

Beautifully presented throughout, the property provides a contemporary and versatile layout. The open-plan living room offers an inviting space that flows seamlessly into a modern kitchen, complete with generous work surfaces and ample storage. A family room and a cloakroom further enhance the practicality of the ground floor.

The first floor hosts four generously sized bedrooms, highlighted by a beautifully appointed ensuite, alongside a contemporary family

To the rear, the southwest facing garden features a smart patio area ideal for outdoor dining. To the front, there is off-road parking and access to a 17-foot garage.





- Prime location
- Easy access to Reading University
- 4 bedrooms
- Refitted kitchen
- Utility and cloakroom
- 17ft Garage













Council tax band D Council-RBC

Additional information:

The property has a shared driveway with parking immediately in front of the garage

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains Heating - Gas central heating

Broadband connection available (information obtained from Ofcom): Superfast - Fibre to the cabinet (FTTC)

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"

Approximate Gross Internal Area 1726 sq ft - 160 sq m (Including Garage)

Ground Floor Area 1002 sq ft - 93 sq m First Floor Area 724 sq ft - 67 sq m





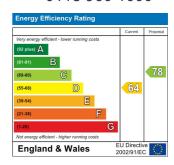
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Please contact our sales team to find out more, or to book a viewing.

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