



A well-presented two-bedroom semi-detached chalet-style home, ideally located in the sought-after village of Shinfield. The property offers versatile and well-balanced accommodation, suitable for a range of buyers. The ground floor features two generous reception rooms, ideal for dining, relaxing, or home working, along with a well-appointed family bathroom. The kitchen provides a functional space with ample work surfaces and storage. Upstairs are two well-proportioned bedrooms, including a principal bedroom with a walk-in dressing room, as well as a separate WC. Externally, the property benefits from off-road parking, a car port, and a garage. The rear garden is attractively landscaped, featuring a patio area leading onto a well-maintained lawn perfect for outdoor dining and entertaining. This charming home combines space, flexibility, and outdoor appeal, all within easy reach of local amenities, reputable schools, and excellent transport links. Early viewing is highly recommended.

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



- Desirable village location
- Well presented semi detached
- 2 Bedrooms
- 2 Reception rooms
- Family bathroom & W/C
- Garage & ample off road parking





Council tax band D

Council-

Additional information:

Parking

The property has a gravel driveway with parking for multiple vehicles with a detached double garage.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

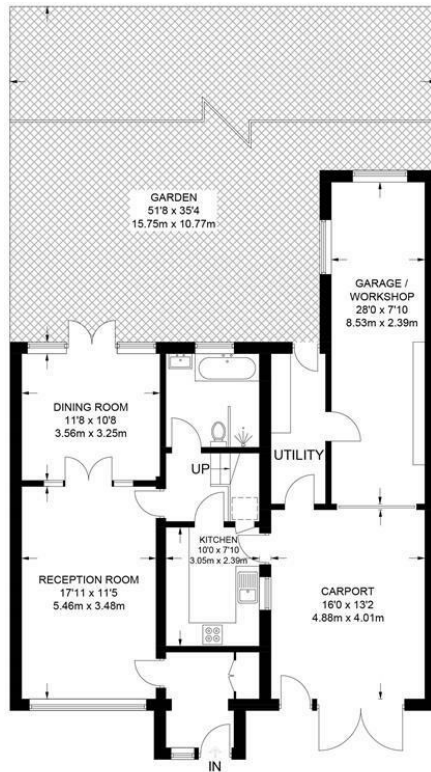
Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

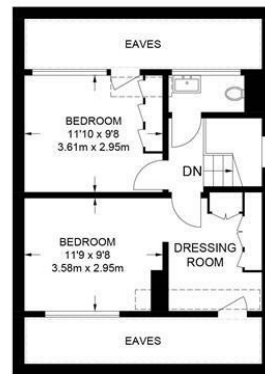
Mobile phone coverage

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

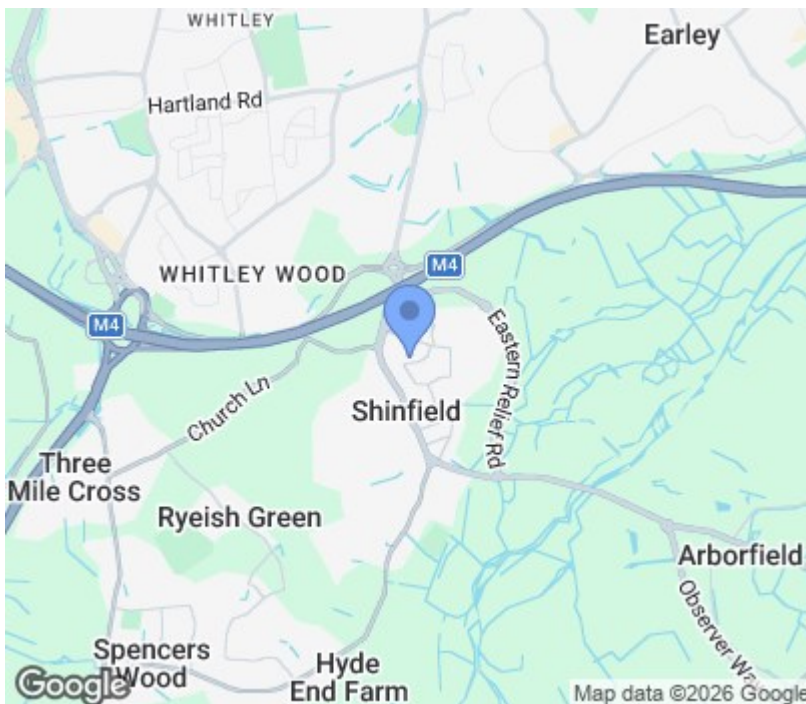


= Reduced headroom below 1.5m / 5'0



APPROXIMATE GROSS INTERNAL AREA
1529 SQ FT / 142.1 SQ M
(EXCLUDING EAVES / INCLUDING CARPORT)

This plan has been drawn for illustrative and identification purposes only.



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.