



Positioned within the sought-after Shinfield Meadows development, this property enjoys access to generous communal green spaces, parks, and a wide range of local amenities, including a primary school, supermarket, and convenient public transport links.

Beautifully presented throughout, the home features a spacious entrance hall that opens into a 16ft bay-fronted living room and a modern, well-appointed kitchen/dining room complete with integrated appliances and a useful utility area. Upstairs, there are three well-proportioned bedrooms, all with built-in wardrobes, including a principal bedroom with an en-suite shower room, along with a contemporary family bathroom.

To the rear, the enclosed garden offers a patio area leading onto a neatly maintained lawn, with a gate providing access to the garage.

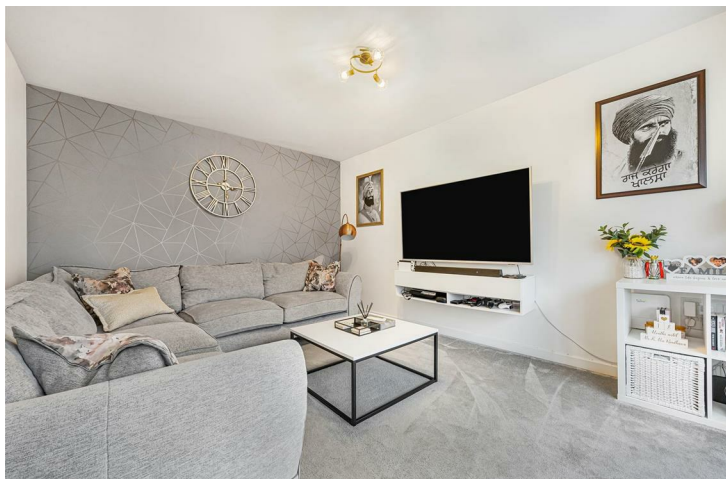
With its generous accommodation and excellent location, this property would make an ideal home for a mature first-time buyer or a young family.

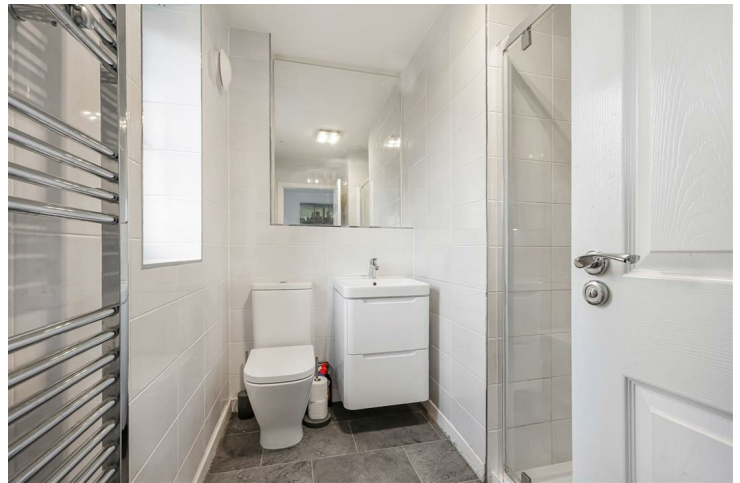
Interested? Please contact our sales team to find out more, or to book a viewing.

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- Desirable modern development
- Bay fronted semi
- 3 Well proportioned bedroom
- Ensuite shower room
- Detached garage & off road parking
- Close to greenspace & amenities





Council tax band D

Council- WBC

Additional information:

Parking

The property has a driveway with parking and a detached garage.

Estate charge: £315.00 Yearly.

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”

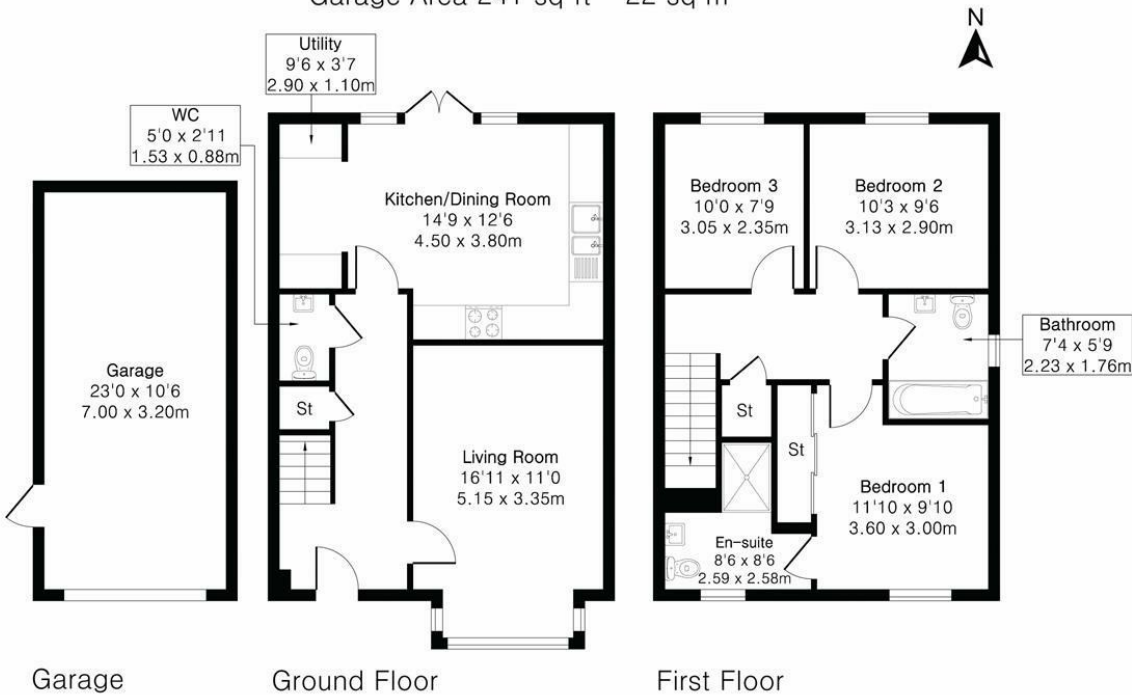
Floorplan

Approximate Gross Internal Area 1268 sq ft - 118 sq m
(Including Garage)

Ground Floor Area 524 sq ft – 49 sq m

First Floor Area 503 sq ft – 47 sq m

Garage Area 241 sq ft – 22 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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Sales



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.