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HASLAMs
Sales
For Sale



160, Shinfield Road, Reading, RG2 7DT

£850,000

This well-presented family home is located on Shinfield Road with convenient access to Reading town centre, University of Reading and Royal Berkshire Hospital. The area has a range of local amenities, including regular public transport links, Sports Park Gym and nearby retail parks. Several highly regarded schools such as Reading School, Kendrick School and Leighton Park are within a mile radius.

This property has been refurbished to a high standard and extended to create spacious accommodation. The downstairs space comprises a 33ft open-plan living area featuring a well-equipped kitchen and a secret door leading to a private study. Additional highlights include a large pantry with ample storage, a front aspect living room and a cloakroom.

Upstairs, the home offers five sizeable bedrooms, an ensuite shower room and a family bathroom. The rear of the property has a westerly-facing garden extending over 100ft, complete with a patio area leading to a lawn. The driveway is entered via an electric gate and provides parking for multiple vehicles and access to a 36ft garage.

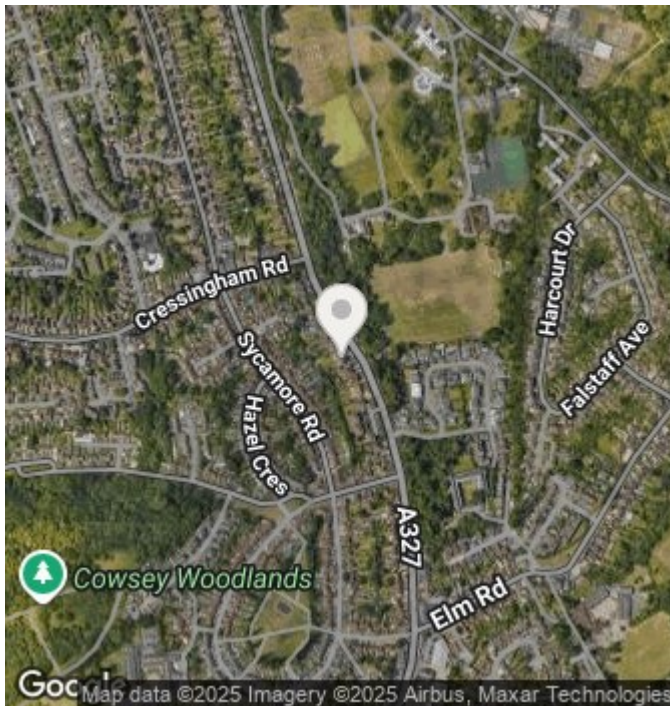




- Extended family home
- Immaculately presented throughout
- 33ft open Living area
- 5 bedrooms
- Ensuite shower room
- 36ft Garage
- Westerley facing garden
- Gated drieway parking



Council tax band E
Council- Reading





Additional information:

Parking

The property has a gravel driveway with parking for multiple vehicles accessed via electric gate

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”

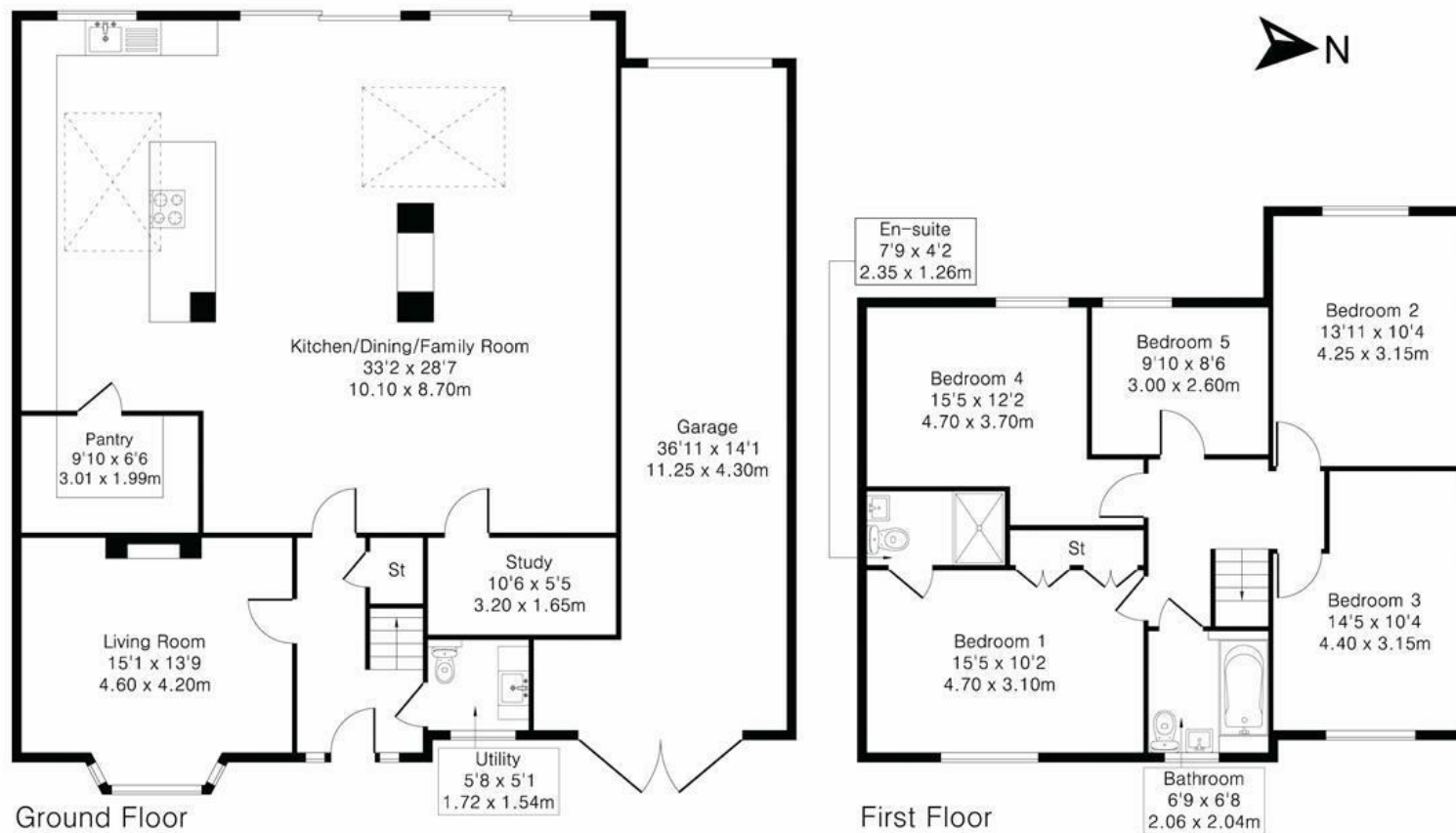


Approximate Gross Internal Area 2563 sq ft - 238 sq m

(Including Garage)

Ground Floor Area 1701 sq ft – 158 sq m

First Floor Area 862 sq ft – 80 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 practise. 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.



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		
	72	78
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.