



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 Crosfields.

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 bathroom.

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.

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

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







Council tax band D

Council- RBC

Additional information:

Parking

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)

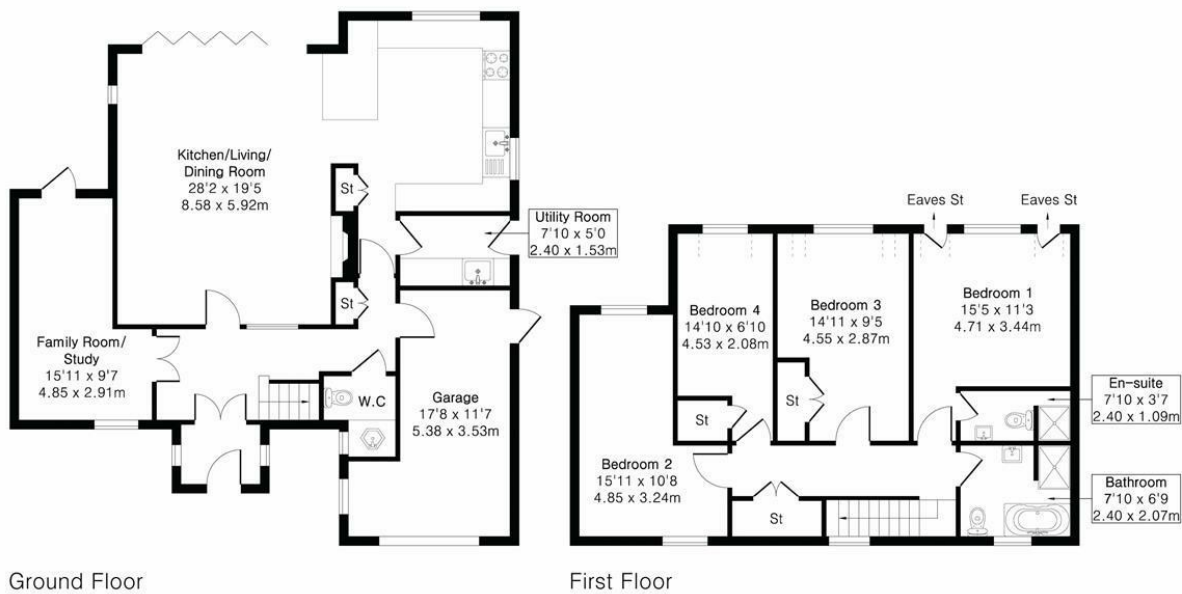
Mobile phone coverage

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"

Floorplan

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



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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| 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 firms employment has the authority to make or give any representation or warranty in respect of the property.