

# SHINFIELD ROAD

READING • RG2 8HF

HASLAMS
1838
COLLECTION

INTRODUCING

# SHINFIELD ROAD

READING • RG2 8HF

**£800,000**

Set behind a gated entrance and approached via a generous driveway providing ample off-road parking, this attractive 1920s family home occupies an established plot extending to approximately 0.23 acre.

The property enjoys considerable character, with an attractive red-brick façade, distinctive timber detailing to the upper elevation and a charming covered entrance, while to the rear a particularly generous private garden extends to approximately 139 ft.

The house has been thoughtfully improved and updated over the years, creating a welcoming family home with well-balanced and versatile accommodation.

The ground floor offers a generous living room centred around a fireplace, alongside an open-plan kitchen and dining area with breakfast bar, providing an ideal setting for everyday family life and entertaining.

A former garage has been converted to create a further reception room or potential fifth bedroom, offering excellent flexibility for home working or multi-generational living.

The accommodation is complemented by a conservatory, separate utility room and cloakroom. On the first floor, there are four well-proportioned bedrooms served by a family bathroom, featuring both a corner bath and separate shower cubicle.

The location is particularly convenient for families, with Crosfields School and local shops within walking distance, together with nearby bus routes and straightforward access to the M4. The property is also well placed for the University of Reading, Royal Berkshire Hospital and the surrounding business parks.



# IN A NUTSHELL

| | | | |
|---|---|---|---|
| Bedrooms | 4 | Reception Rooms | 3 |
| Bathrooms | 2 | Parking Spaces | 4 |



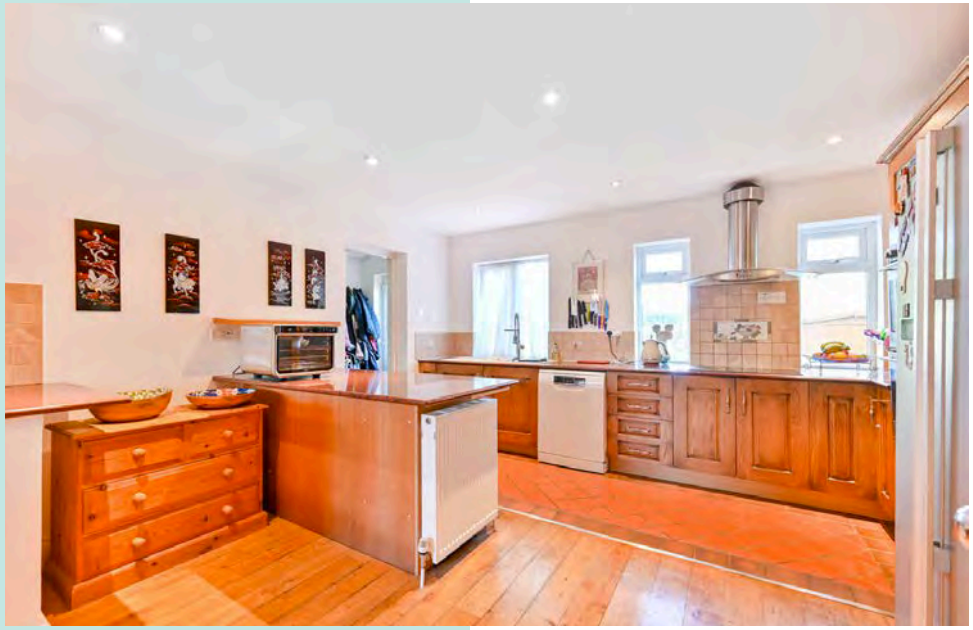


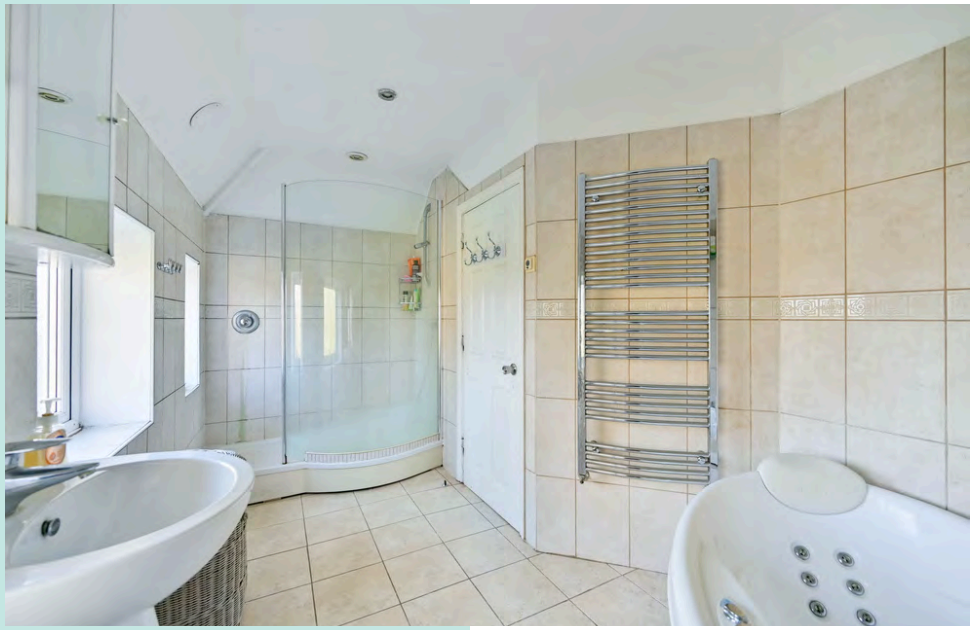

1920s home extending to approximately 0.23 acre



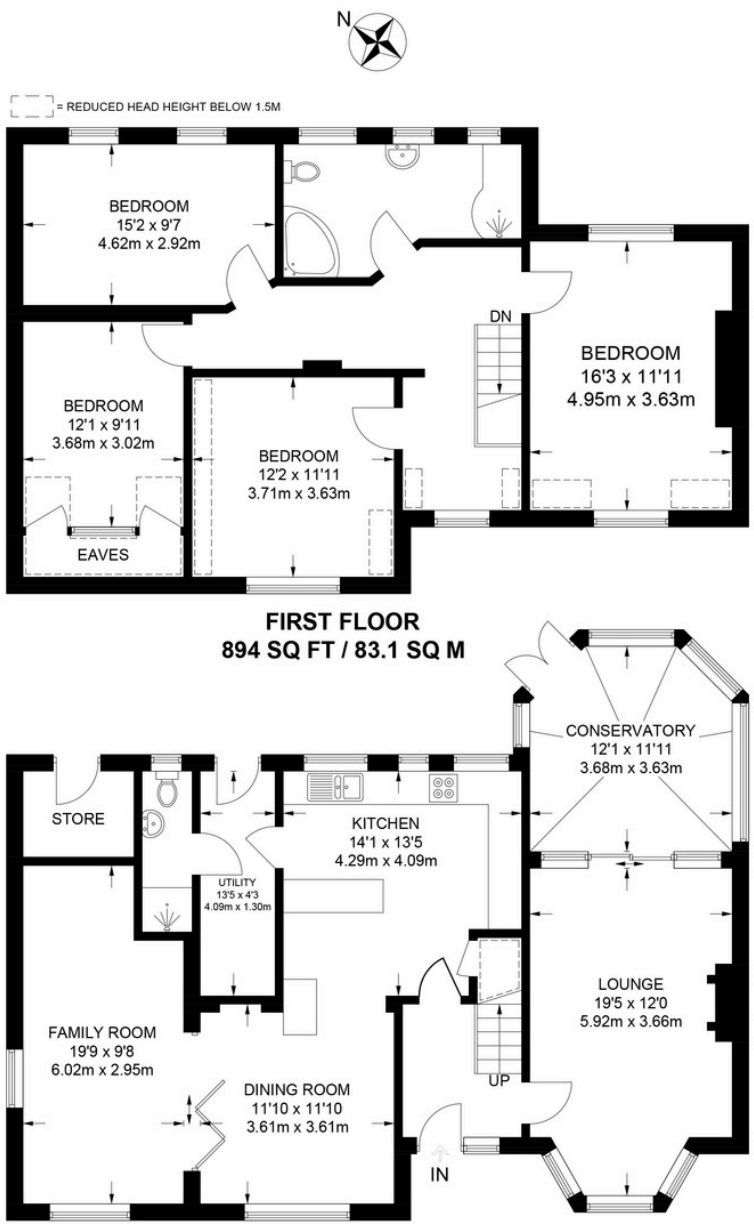













**APPROXIMATE GROSS INTERNAL AREA = 1954 SQ FT / 181.6 SQ M**
**STORE = 34 SQ FT / 3.2 SQ M**
**TOTAL = 1988 SQ FT / 184.8 SQ M**
**(EXCLUDING EAVES)**

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

## ADDITIONAL INFORMATION:

**Parking**
The property has a gated driveway with parking for multiple vehicles.

**Services:**
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating - Gas central heating

**Broadband Connection:**
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 visit the “Broadband and mobile coverage checker” page on the Ofcom website



AREA

# GUIDE

## READING

**Transport**

Reading is well-connected, with excellent transport options. Reading Station offers fast services to London, Oxford, and Bristol, plus the new Elizabeth Line provides quicker connections to London. Junction 11 of M4 is within approximately 2.4 miles.

**Schools**

The town has a wide range of education options, from strong primary schools to comprehensive and grammar schools and the well-known University of Reading. There are a number of independent and selective grammar schools found within walking distance such as Abbey School, Kendrick Girls, Reading Boys, Leighton Park and within a short drive is Crosfields.

**Entertainment & Leisure**

Reading is rich in entertainment, with venues like the Reading Museum and The Hexagon. The Oracle shopping centre provides shopping, dining, and riverside views. The town also has parks and green spaces, including Forbury Gardens.









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