



22 SHINFIELD ROAD

READING • RG2 7BW

HASLAM'S
1838
COLLECTION



INTRODUCING
SHINFIELD ROAD

READING • RG2 7BW

£915,000

Set back from the road with a generous driveway and garage, this three-bedroom detached home is located within the highly sought-after University area of Reading.

Extending to approximately 1,500 sq ft, the property offers versatile living accommodation, complemented by an established rear garden stretching to around 125 ft.

The ground floor features a living room with a feature fireplace and double doors leading into a bright and spacious family room. The part-vaulted kitchen is thoughtfully designed with marble work surfaces, flowing into a useful utility room. Double doors lead into the garden from both the family room and kitchen. A separate dining room with a bay window, and a cloakroom, complete the downstairs area.

Upstairs, the principal bedroom has an en-suite shower room, and there are two further bedrooms and a family bathroom.

The property is ideally positioned for easy access to the town centre, with excellent transport connections including nearby bus routes and convenient access to the M4. A wide range of highly regarded schools, both independent and state, are within walking distance. Whiteknights Lake, perfect for nature trails and dog walking, is also nearby.

Offered to the market with no onward chain, this home has been sympathetically improved and upgraded, creating an inviting home in a prime University address.

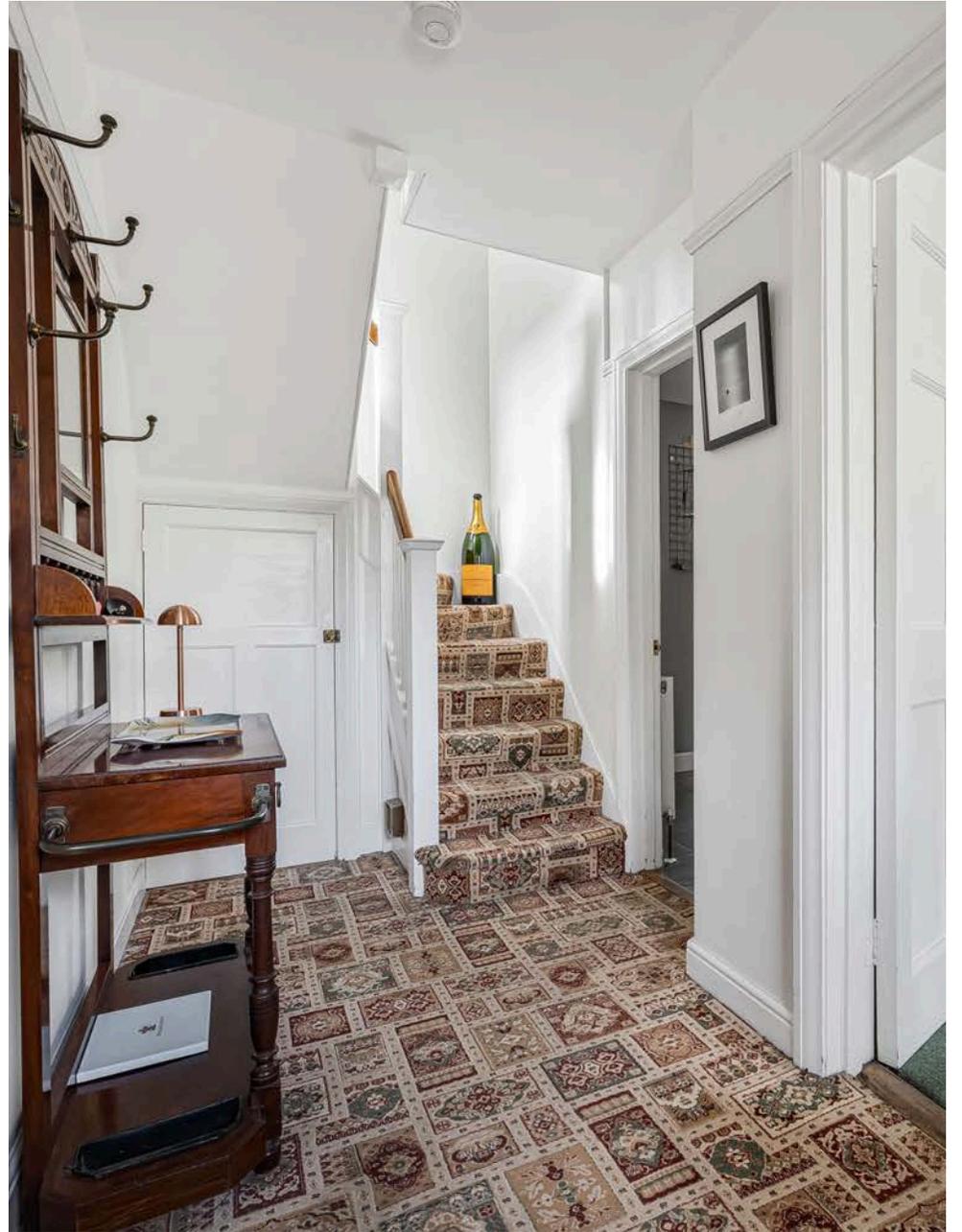


IN A NUTSHELL

Bedrooms	3	Reception Rooms	3
Bathrooms	2	Parking Spaces	5









Located in a prime university address

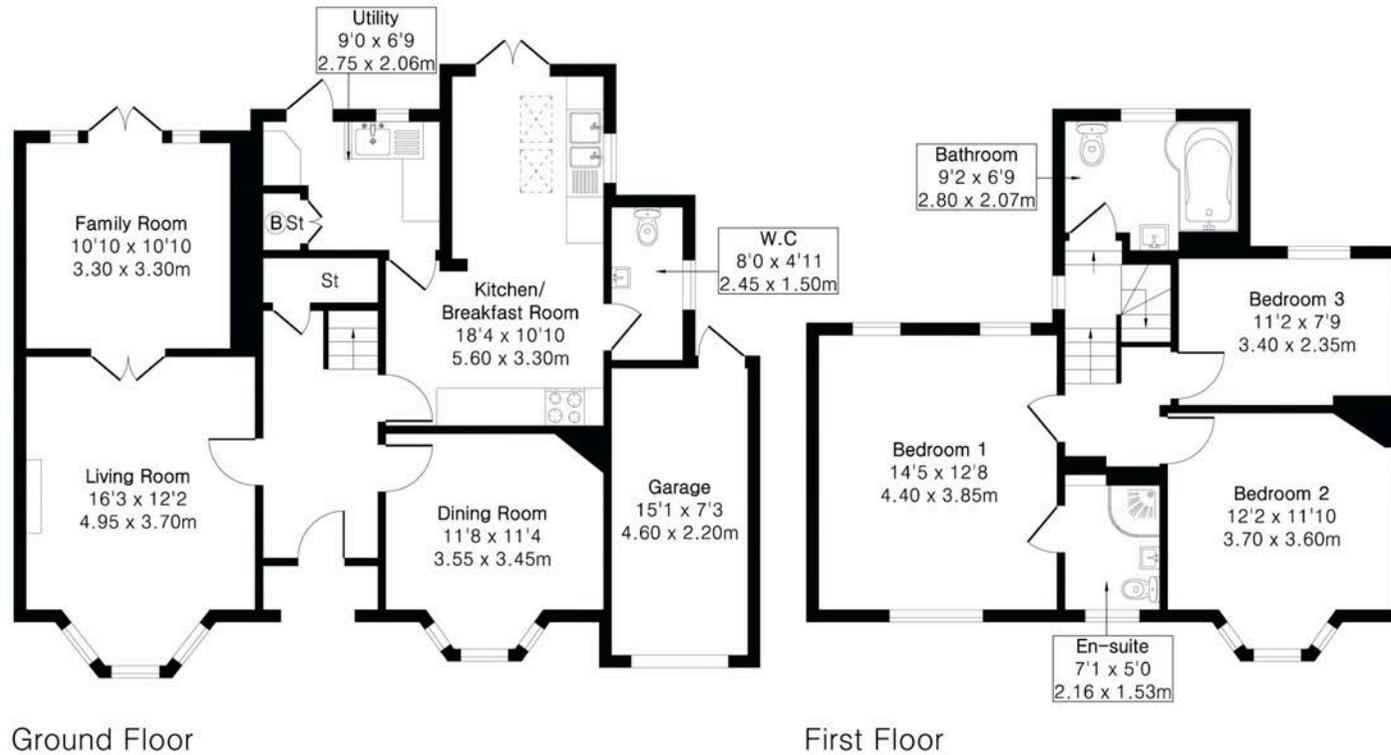


**Approximate Gross Internal Area 1551 sq ft - 144 sq m
(Including Garage)**

Ground Floor Area 853 sq ft – 79 sq m

First Floor Area 589 sq ft – 55 sq m

Garage Area 109 sq ft – 10 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.



ADDITIONAL INFORMATION:

Parking

The property has a driveway with parking for multiple vehicles with a single garage.

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - Gas central heating

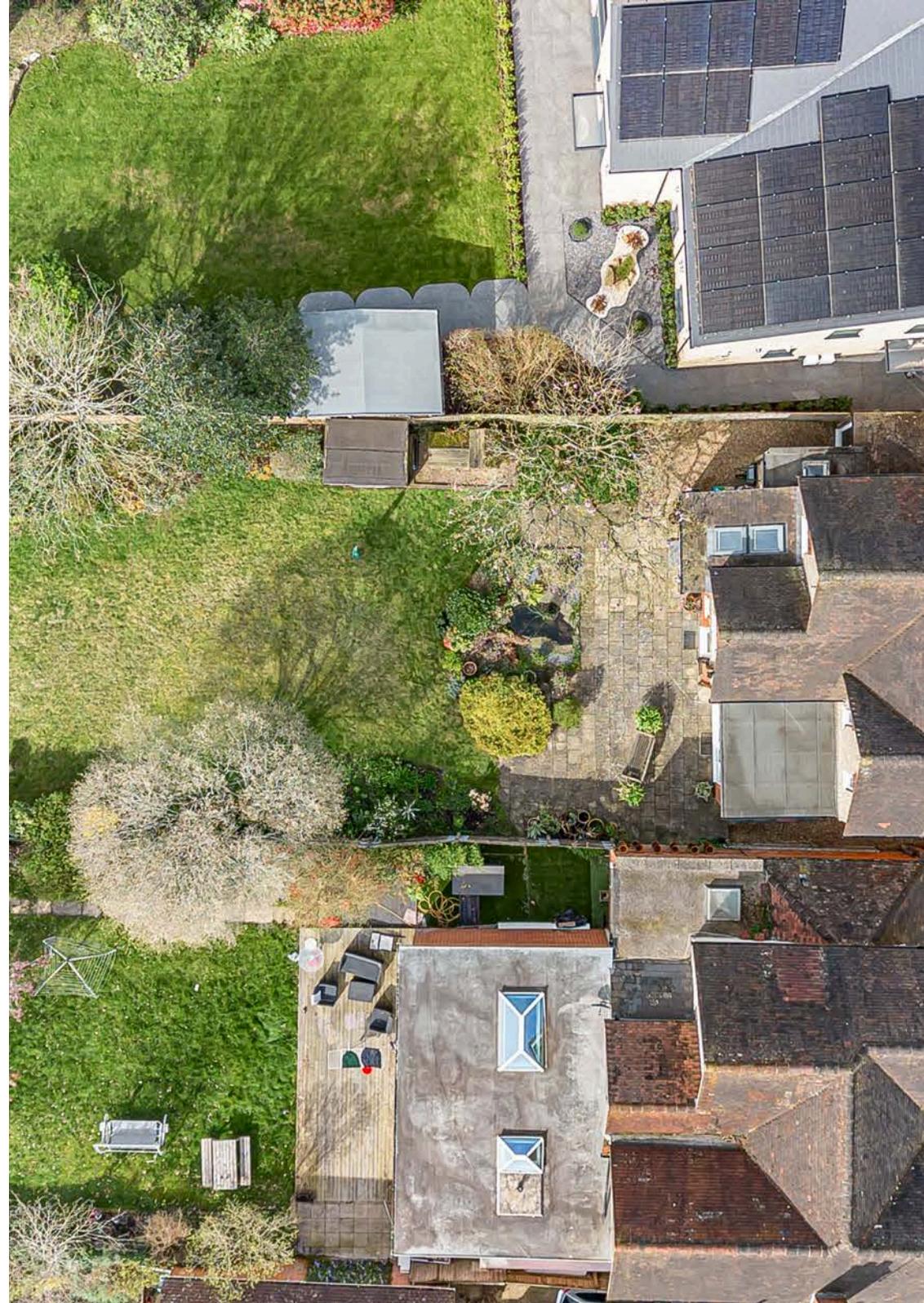
Broadband Connection:

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, St Joseph's, 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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