



Treetops, Croft Road  
Shinfield  
Berkshire, RG2 9EX

**£775,000 Freehold**





A viewing of this beautiful family home is highly recommended in order to appreciate the spacious accommodation on offer, built by William Donald Homes and has a huge specification with solid Oak veneered internal doors and bespoke hand finished staircase. The property comprises entrance hall, study, cloakroom, separate living room, large open plan kitchen/breakfast room with Bosch integrated appliances with bi folding doors out to the south east facing garden. To the first floor there are four double bedrooms, an en suite shower room to bedroom one, and a family bathroom fitted with high quality Roca sanitaryware and porcelain tiles. There is also a carport with a detached garage and driveway parking.

- Private gated development with remote key fob
- Underfloor heating on the ground floor
- Parking for at least three cars
- Hand painted shaker style kitchen units
- Garage with a carport

The front is open plan with driveway parking for three vehicles with the remainder laid out as lawn and mature shrubs. There is a single carport with a garage to the rear with electric roller door. Gated side access leads to a secluded rear garden comprising patio with the rest laid to lawn and enclosed by timber fencing.

Situated along a quiet lane, Croft Road is an exclusive gated development of just four detached homes, created by luxury bespoke developer William Donald Homes, which are approached along a private driveway landscaped with an attractive planting scheme.

Council Tax Band: F  
Local Authority: Wokingham Borough Council  
Energy Performance Rating: B

There is an annual maintenance charge for the electric gates of c.£400.00. Paid on the 31st January of each year.  
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





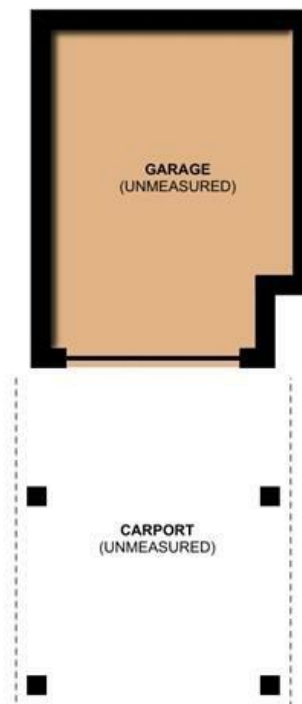
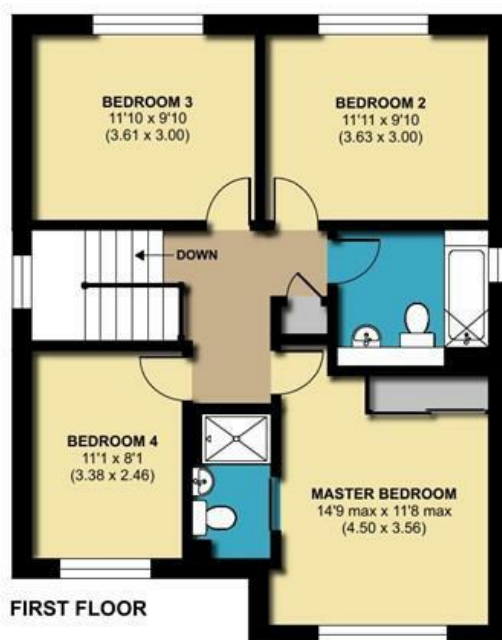




## Croft Road, Shinfield

Approximate Area = 1453 sq ft / 135 sq m (excludes detached garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Michael Hardy. REF: 954823

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.  
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