MICHAEL HARDY
SALES & LETTING



44, Phillips Drive,
Shinfield,
Berkshire, RG2 9SN

£425,000 Freehold





Set in a desirable location close to local schools and shops is this smartly presented two bedroom end of terrace family home. The accommodation comprises an entrance hall, cloakroom, fitted kitchen, and an impressive living/dining room with French doors leading to the rear garden. There are two first floor bedrooms, including a master bedroom with an en suite shower room, and a modern family bathroom. Outside, the rear garden is laid to lawn with a wooden garden office, while the front features block-paved driveway parking for two vehicles in parallel.

- Show home condition
- Smartly fitted kitchen
- Garden office
- Spacious living/dining room
- Master bedroom with en suite
- Close to local schools and shops

The rear garden is enclosed by wooden fencing and laid mainly to lawn, with a patio area across the rear of the house. A path leads to the garden office at the far end, which offers light and power. There are small conifer trees along the left boundary. Gated side access leads to the front, which is covered to create a convenient side storage area. The block-paved front drive provides parking for two vehicles in parallel.

Philips Close is ideally positioned for the M4 and A33 if you are commuting to London, Newbury, or Reading town centre. It is highly convenient for local village amenities, including shops and schools. There are also excellent cycling and walking routes nearby if you want to explore nature, including a recently developed Nature Reserve. Local business parks and the University of Reading’s Science Park are also within easy reach.

There is an annual estate charge of c.£TBC which covers the cost of the upkeep and maintenance of communal areas and facilities. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

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





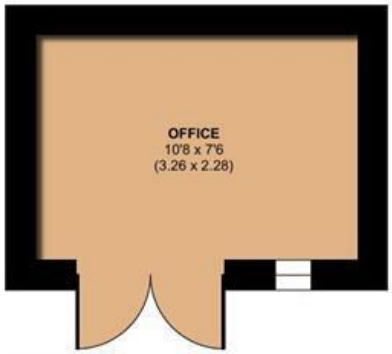



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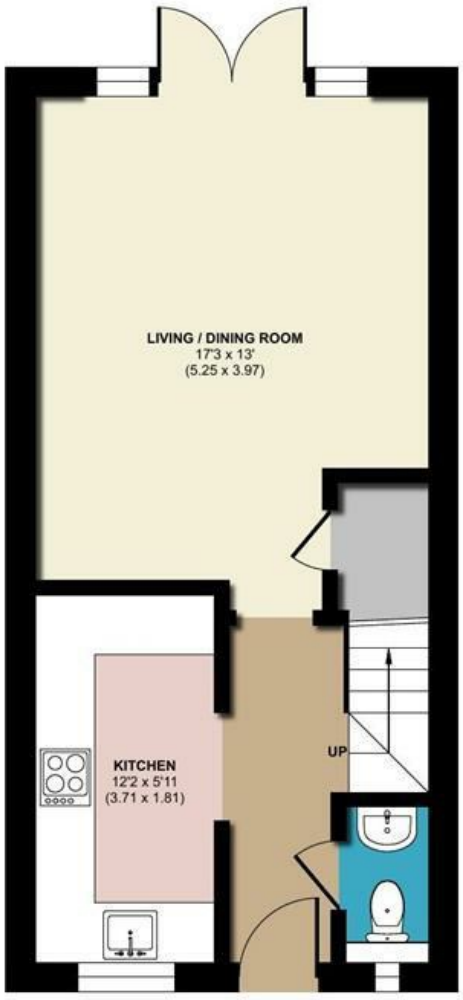
Floorplan

Phillips Drive, Shinfield, Reading

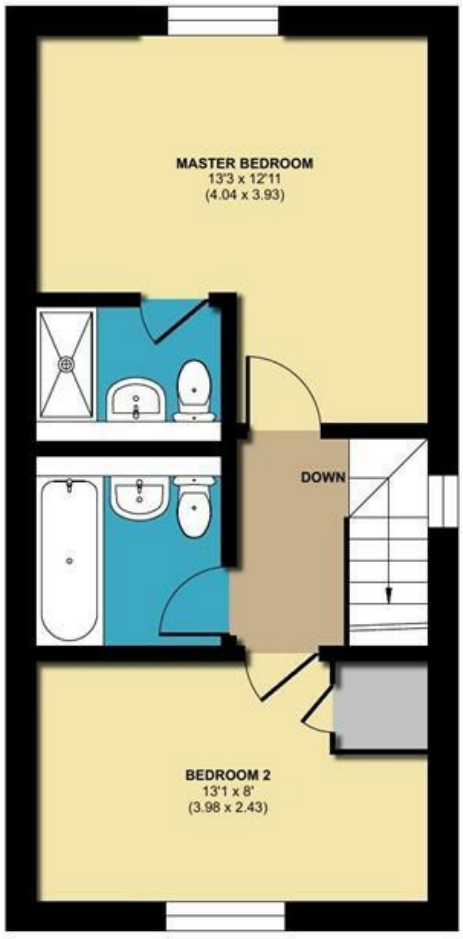
Approximate Area = 748 sq ft / 69.4 sq m
Outbuilding = 80 sq ft / 7.4 sq m
Total = 828 sq ft / 76.8 sq m
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Michael Hardy. REF: 1536951

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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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