



Shinfield Road, Shinfield, Reading, RG2 9BE

£750,000

Walmsley

# Shinfield Road, Shinfield, Reading, RG2 9BE

Walmsley Estate Agency is pleased to offer this beautifully modernised and spacious family home to the market. Occupying a generous-sized plot on a highly regarded road in Shinfield, this property offers tremendous potential for expansion (subject to the usual consents), with previously granted but now lapsed planning permission for a side extension.

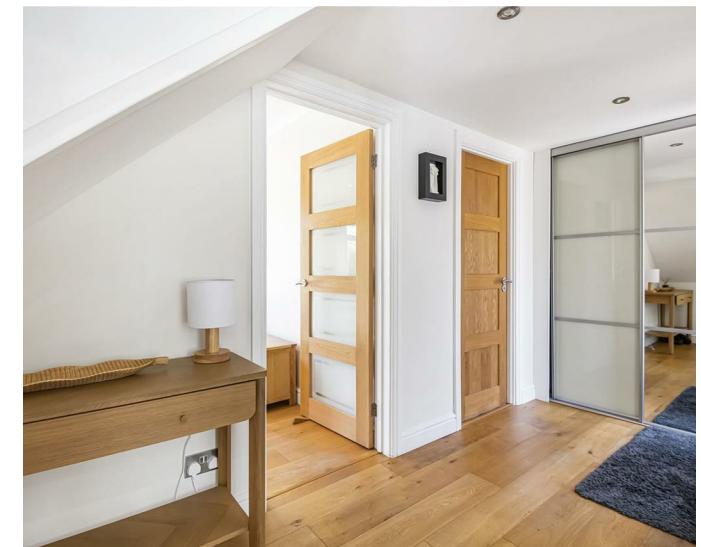
The impressive accommodation comprises an entrance hall, a superb kitchen/dining room with granite surfaces, an island, and integrated hob, ovens, microwave, and dishwasher. The living room features a wood-burner and French doors leading to the garden. Additionally, there is a utility room, cloakroom, landing, four good-sized bedrooms, and a family bathroom.

Externally, the property benefits from a generous-sized frontage with an extensive lawn area and ample parking for several vehicles. To the rear is a large enclosed garden, mostly laid to lawn, with a block-paved patio area and mature flower and shrub borders.

Shinfield Road is conveniently located for easy access to the M4, Reading town centre, The Royal Berkshire Hospital, and the University of Reading. Several schools are nearby, including Crosfields, Leighton Park, and The Abbey School. The property is offered for sale with no onward chain. Viewing is highly recommended. EPC rating C. Council tax band F.

<https://moverly.com/sale/6iTy7SE3aHAMaEEXaSr6TQ/view>

## Tenure - Freehold





- Beautifully modernised detached family home
- Extensive frontage
- Scope to extend (subject to usual consents)
- Modern kitchen/dining room
- Garage
- EPC rating C.
- Council tax band F



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Approximate Gross Internal Area 1376 sq ft – 128 sq m

Ground Floor Area 831 sq ft – 77 sq m

First Floor Area 545 sq ft – 51 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.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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