



Primrose Garth Hungerford Lane,
Shurlock Row, RG10 0PB
Price guide £725,000



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Hungerford Lane

Nestled in the charming village of Shurlock Row, this delightful detached house on Hungerford Lane offers a perfect blend of comfort and potential. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it a welcoming home for gatherings with friends and family.

One of the standout features of this property is the generous driveway, which offers parking for numerous cars, ensuring convenience for residents and guests alike. Additionally, the outbuilding, equipped with power, presents an excellent opportunity for those looking to create a home office or a personal gym, catering to modern lifestyles.

The house also boasts scope for extension, subject to planning permission, allowing you to tailor the space to your needs and preferences. The location is particularly appealing, as it is within walking distance to the Shurlock Inn public house, perfect for enjoying a leisurely meal or drink. Furthermore, the surrounding area is rich with scenic walks, ideal for nature enthusiasts and those who appreciate the great outdoors.

In summary, this three-bedroom detached house in Shurlock Row is a wonderful opportunity for anyone looking to settle in a peaceful village setting while still being close to local amenities. With its spacious layout, parking options, and potential for expansion, this property is not to be missed.



Entrance Hall

The entrance hall features a tiled floor and provides access to the living room, kitchen, and staircase leading to the first floor.

Living / Dining room

A spacious 26ft living/dining room featuring an electric fireplace, bay window, and ample space for both lounge furniture and a dining table.

Conservatory

Accessed from the living room, this additional reception room is currently used as a playroom and benefits from direct access to the rear garden.

Kitchen

A well-appointed galley kitchen featuring a range of base and wall-mounted storage cupboards, a gas hob with oven and grill, and space for a dishwasher.

Utility

Bedroom 1

Situated at the rear of the property, this bedroom benefits from floor-to-ceiling fitted wardrobes, providing excellent storage space.

Bedroom 2

Located at the front of the property, this is a well-proportioned double bedroom.

Bedroom 3

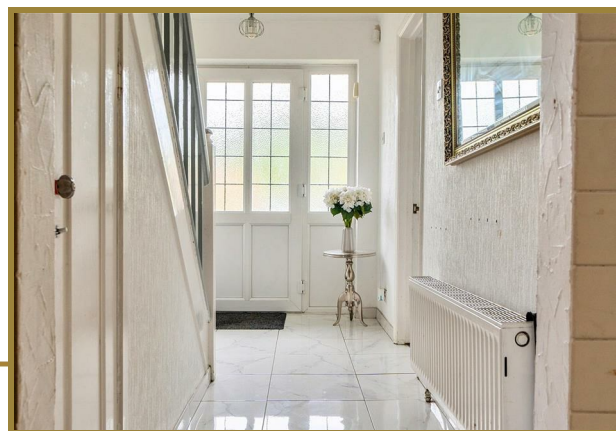
At the front of the property, space for a single bed and storage.

Family Bathroom

Refurbished by the current owners, fully tiled with bath and shower over, WC, towel rail and wash basin with storage under.

Outbuilding

A spacious 17ft outbuilding featuring wooden-panelled walls and ceiling, with tall windows that flood the space with natural light. The building also benefits from mains power, making it ideal for use as a home office, studio, workshop, or additional living space.



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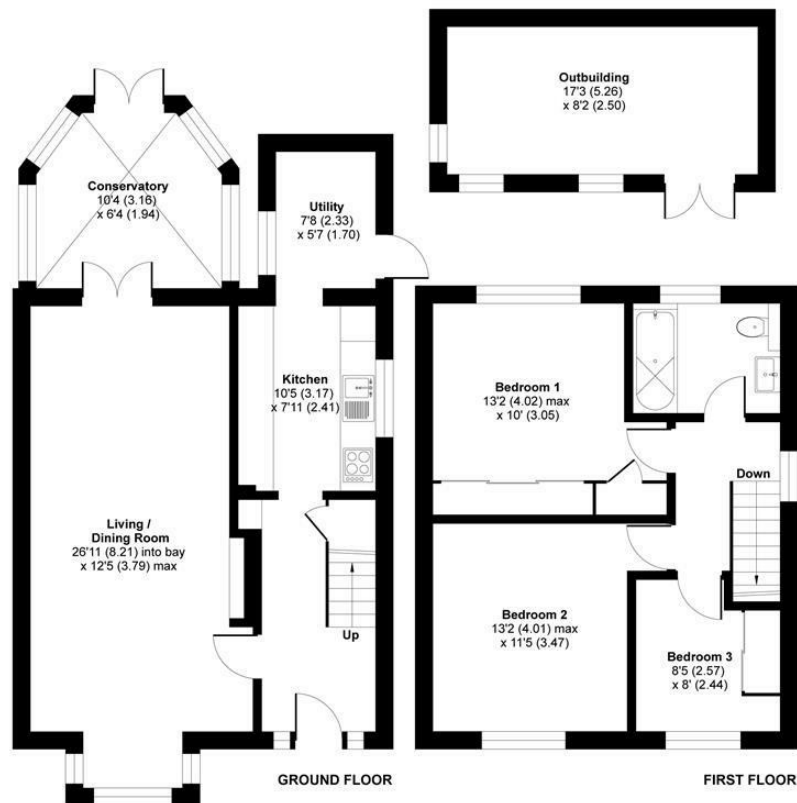
Hungerford Lane, Shurlock Row, Reading, RG10

Approximate Area = 1087 sq ft / 100.9 sq m

Outbuilding = 142 sq ft / 13.1 sq m

Total = 1229 sq ft / 114 sq m

For identification only - Not to scale



The Estate Agent People Recommend



IMPORTANT: we would like to 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.