



DEARDON WAY, SHINFIELD, READING, BERKSHIRE, RG2  
**£500,000 FREEHOLD**

## A THREE BEDROOM DETACHED FAMILY HOME SITUATED IN THIS SOUGHT AFTER DEVELOPMENT

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

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## DESCRIPTION:

This three bedroom detached family home is conveniently located in the Churchfields Development, a short walk from Reading's only Michelin Star Restaurant, L'ortolan, close to great local schools and the number 3 and 10 bus routes offering speedy access into Reading and Wokingham as well as being a short drive to the M4 at junction 11. Ground floor living accommodation comprises; a spacious ground floor living room with a bay window and access to the garden at the rear, a fitted kitchen and wc. The integral garage has been converted to create an additional room, perfect as a study, family room or even an additional bedroom. The front of the garage has been retained with a roller door offering handy storage. On the first floor there are three double bedrooms, the master with an ensuite bathroom and a family bathroom. There is a south facing garden to the rear of the house with an Indian sandstone patio and lawn and off road parking to the front for two cars.

## AT A GLANCE

- A Three Bedroom Detached Family Home
- Spacious Lounge/Diner
- Converted Garage/Family Room
- Two Bathrooms and Ground Floor WC
- Driveway Parking
- South Facing Rear Garden

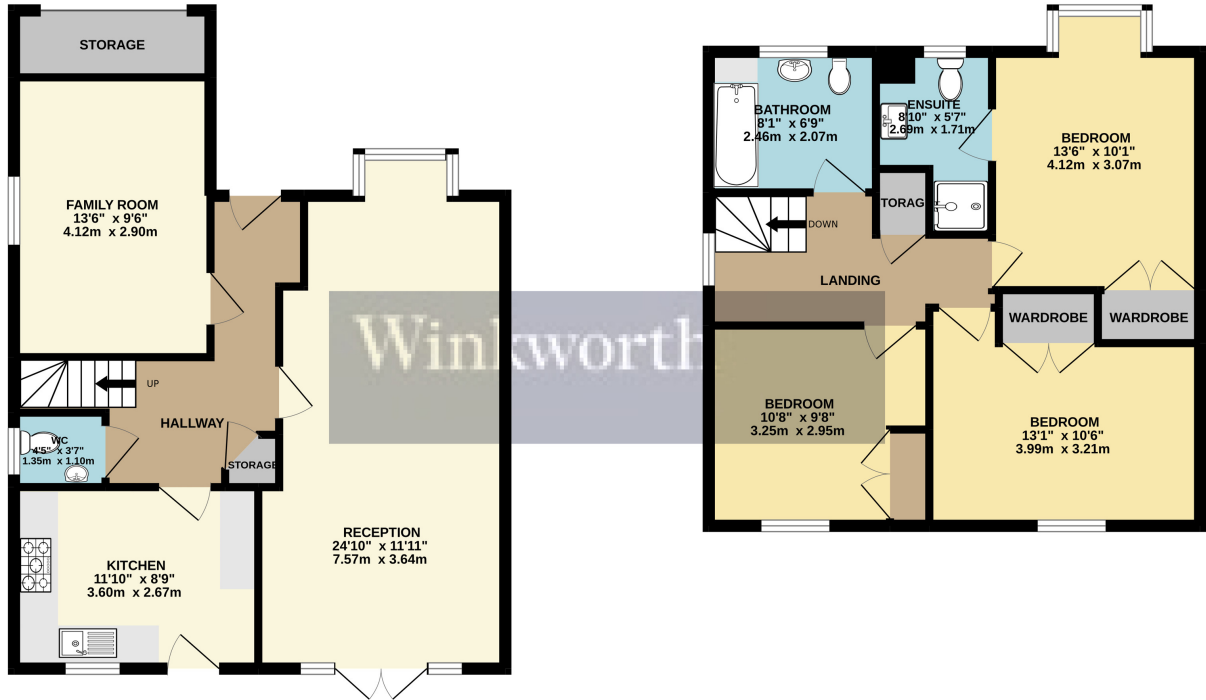






GROUND FLOOR  
637 sq.ft. (59.1 sq.m.) approx.

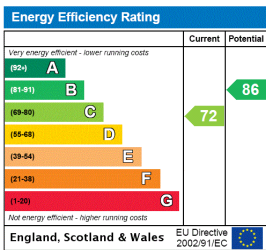
1ST FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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