

Laragh, Oakside Way, Shinfield, Reading, Berkshire, RG2 9BJ

3 | 2 | 3

Scope to improve, within walking distance of Crosfields School.

An individual three-bedroom home occupying a good-sized plot with a large rear garden, within walking distance of Crosfields School. The property offers an excellent opportunity to reconfigure and extend, subject to the necessary planning permissions and consents. Offers invited between £775,000 and £800,000.

Extending to approximately 2,168 sq ft, plus an attached garage, the accommodation is both generous and adaptable. Two substantial reception rooms, including one measuring approximately 25 ft, are complemented by a conservatory, separate office and a kitchen with adjoining pantry and utility room. A cloakroom and a ground-floor bedroom with an en suite shower room complete the ground floor.

Upstairs, the principal bedroom benefits from a dressing room and an en suite bathroom with a separate shower. A further bedroom and separate bathroom complete the accommodation.

The attractive brick frontage is approached over a broad block-paved driveway providing off-road parking and access to the garage, framed by established planting. To the rear, the generous garden adds to the appeal, offering space to shape a family home around the needs of its next owners.

KEY FEATURES

- Three bedrooms, two with en suites.
- Two generous reception rooms.
- Conservatory and separate office.
- Kitchen, pantry and utility room.
- Good-sized plot with large rear garden.
- Driveway parking and attached garage.
- Scope to modernise and extend (STPP).
- Walking distance to Crosfields School.

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...


Winkworth


Winkworth


Winkworth


Winkworth


Winkworth


Winkworth


Winkworth


Winkworth













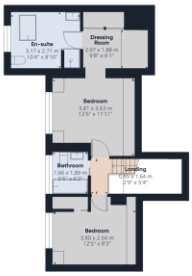


MATERIAL INFO

Tenure: Freehold
Council Tax Band: F
EPC rating: To be confirmed



Ground Floor



Floor 1

W
S
N
E

Winkworth

GLA[ft]

201.44 m²
2168.3 ft²

Total

218.06 m²
2347.21 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

https://www.winkworth.co.uk/sale/property/REA260698

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer.
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.