



Allen Way, Shinfield, Reading, RG2 9RB.

Guide Price £600,000 *Freehold*



Four bedroom detached house within the Shinfield Meadows development.

A well-presented four-bedroom detached house situated within the popular Shinfield Meadows development, just a short walk from Shinfield Village and its range of local amenities. The property also benefits from excellent access to the M4 (Junction 11) and Alder Grove Church of England Primary School.

The ground floor comprises a welcoming living room, modern kitchen opening onto a spacious dining area, with bi-fold doors leading directly onto the private rear garden. There is also a convenient cloakroom and separate study, ideal for home working.

Upstairs, the property offers four generous bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a further three-piece family bathroom.

Externally, the property features driveway parking, a garage and a private garden. The property is offered to the market with no onward chain, making it an attractive opportunity for buyers seeking a straightforward move.

KEY FEATURES

- Four bedroom detached house
- Garage & driveway parking
- Private rear garden
- Spacious kitchen/dining room
- En-suite to principle bedroom
- No onward chain
- Well-presented home



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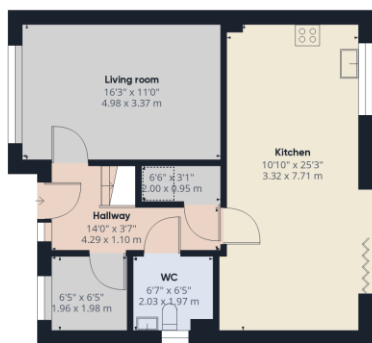
for every step...



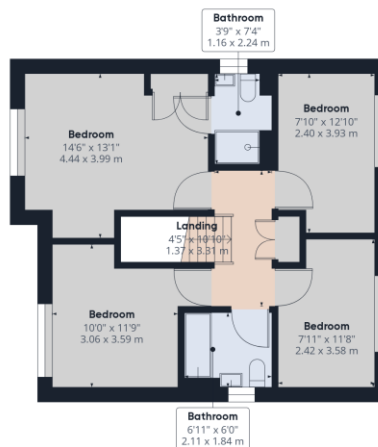


MATERIAL INFO

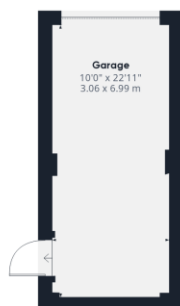
Tenure: Freehold
Council Tax Band: F
EPC rating: B



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m
1504.86 ft²
139.81 m²

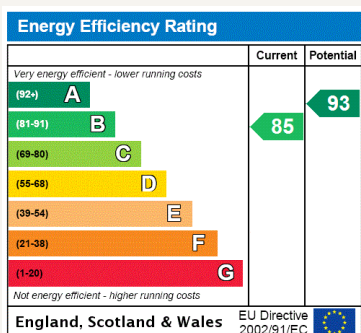
Reduced headroom
8.15 ft²
0.76 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

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