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Lailey Path, Shinfield, RG2 9RR

OIEO £500,000 *Freehold*

Three-Bedroom Semi-Detached Home with Detached Garage Conversion Providing Home Office & Storage Space, Ideally Situated In the Heart Of Shinfield

Situated in the highly sought-after village of Shinfield, this beautifully presented three-bedroom semi-detached residence offers spacious and adaptable living spaces, perfect for contemporary family lifestyles. The property features a tandem driveway and a detached garage, cleverly converted to include a functional home office area and added storage space, ideal for remote working and everyday convenience. Inside, you will find a generously sized living room, a separate dining area, and a modern kitchen, complemented by a convenient ground floor cloakroom. Upstairs, three well-proportioned bedrooms include a master bedroom with an en-suite shower room, while the family bathroom serves the remaining bedrooms. The fully enclosed rear garden provides a secure outdoor retreat, perfect for family activities and social gatherings. With close proximity to local amenities, schools, Green Park, and transportation links, this charming property offers a fantastic opportunity for families and professionals seeking a stylish and practical living environment. Contact us today to arrange a viewing

3  2  2 

KEY FEATURES

- Three Bedroom Semi-Detached House
- Driveway Parking
- Garage Converted into Office & Storage
- Side Access to Fully Enclosed Garden
- Family Bathroom & En-Suite
- Ground Floor Cloakroom
- Living & Dining Rooms
- Well Appointed Kitchen



Reading

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MATERIAL INFO

Tenure: Freehold
Term: 0 year and 0 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: D
EPC rating: B

WC
1.49 x 0.98 m
4'10" x 3'2"

Hallway
4.61 x 1.06 m
15'1" x 3'5"

Kitchen
3.86 x 3.03 m
12'8" x 9'11"

Living Room
5.82 x 8.87 m
18'40"x40'0"

Ground Floor Building 1

Bathroom
1.34 x 2.09 m
4'4" x 6'10"

Landing
1.72 x 2.38 m
5'7" x 7'9"

Bedroom
3.87 x 2.08 m
12'8" x 6'9"

Bedroom
2.69 x 3.42 m
8'10" x 11'2"

Bedroom
3.67 x 3.45 m
12'0" x 11'3"

Bathroom
1.71 x 2.08 m
5'7" x 6'9"

Floor 1 Building 1

Storage Room
3.79 x 3.10 m
12'5" x 10'1"

Office
3.10 x 2.99 m
10'2" x 9'9"

Ground Floor Building 2

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Approximate total area⁽¹⁾
114.5 m²
1232 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below

<https://www.winkworth.co.uk/sale/property/REA250873>

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.

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