



PASCAL CRESCENT, READING, RG2 9FP
OFFERS IN EXCESS OF £650,000 FREEHOLD

**PRESENTING THIS SUBSTANTIAL FIVE BEDROOM
 DETACHED HOUSE IN THE POPULAR RESIDENTIAL
 SHINFIELD PARK AREA AVAILABLE WITH NO ONWARD
 CHAIN COMPLICATIONS**

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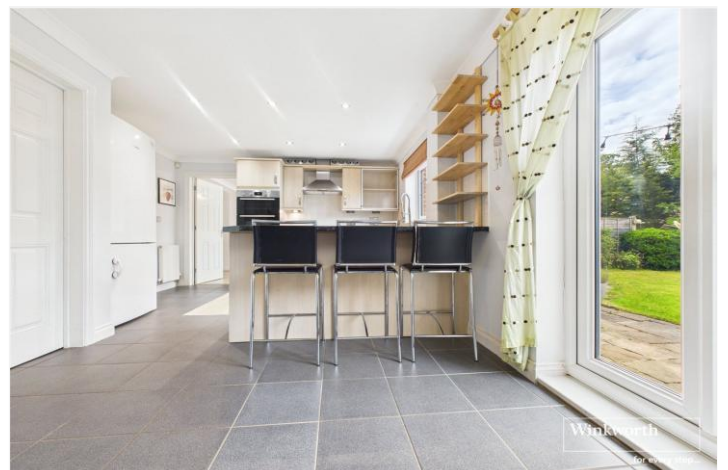


DESCRIPTION:

Presenting this impressive five-bedroom detached family home in the sought after Shinfield Park development, available with no onward chain. The property features a spacious living room and a dining room with French doors leading to the garden, perfect for indoor-outdoor living. The well-equipped kitchen with breakfast area also has French doors opening onto the garden. Upstairs, there are five well-proportioned bedrooms, two with ensembles, and a family bathroom. Outside, the fully enclosed garden offers a pleasant outdoor space, while the integral garage and ample driveway parking provide convenience. Located in a sought-after area, this property is ideal for modern family living. With its desirable features and prime location, this home is not to be missed. Contact us today to arrange a viewing and make this property your new home.

AT A GLANCE

- Available With No Onward Chain
- Five Bedrooms Two With Ensembles
- Detached Family Home
- Integral Garage with Ample Driveway Parking
- Ground Floor Cloakroom & Utility Room
- Large Living Room Leading To Dining Room
- Well Equipped Kitchen/Breakfast Room
- Good Transport Links & Close Proximity To The M4

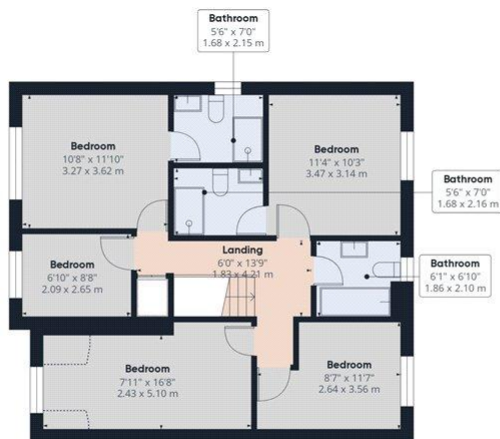








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1512.55 ft²
140.52 m²

Reduced headroom

27.54 ft²
2.56 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: F

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.