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## Shinfield Road, Reading, United Kingdom, RG2 8HF

£780,000 *Freehold*



### Stunning 1930's detached home close to Reading University

This pristine 1930s detached family home is ideally situated within easy reach of University of Reading, Royal Berkshire Hospital, Junction 11 of the M4 motorway, and Crosfields School. The property is also conveniently located within walking distance of local shops and regular bus routes into Reading.

This impressive home offers well-balanced accommodation throughout. The ground floor features a spacious entrance hall, a dual-aspect living room, a separate dining room, and a large office/bedroom four, alongside a modern kitchen and an impressive ground-floor bathroom suite.

Upstairs, the light and airy galleried landing provides access to three further bedrooms, all served by a modern shower room.

Externally, the property benefits from an ample gated driveway leading to a double-length garage. To the rear is a secluded and well-established 120ft garden, offering excellent privacy. Within the garden is a versatile garden room/log cabin, ideal for use as a home office, playroom, or studio, complete with power and lighting.

Planning permission was granted in 2018 for a double-storey rear extension, although this permission has now expired.

### KEY FEATURES

- Stunning 1930's detached family home
- Delightful 120ft private rear garden
- Ample gated driveway
- Three/Four bedrooms
- Two/Three reception rooms
- Ground floor bathroom & shower room upstairs
- Double length garage
- Log cabin/bar/play room

### Reading

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## MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** F  
**EPC rating:** D



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

**Approximate total area<sup>(1)</sup>**  
 190.6 m<sup>2</sup>  
 2052 ft<sup>2</sup>

**Reduced headroom**  
 2.4 m<sup>2</sup>  
 26 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 1.5 m/5 ft.

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		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/REA251123>

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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