



SELA DRIVE, SHINFIELD , BERKSHIRE, RG2 2YJ
£650,000 FREEHOLD

FOUR BEDROOM DETACHED FAMILY HOUSE IN THE SOUGHT AFTER SHINFIELD VILLAGE LOCATION

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DESCRIPTION:

Introducing this contemporary detached residence, only 18 months old and located in the highly sought-after Shinfield village, offering an excellent opportunity for families. On the ground floor, you will find a welcoming living room, an office space, a WC, and a practical utility room with easy access to the outdoor area. The open-plan kitchen/dining space seamlessly connects to the garden, creating an ideal setting for entertaining and enjoying the indoor/outdoor lifestyle. The well-maintained garden features side access to the driveway and garage, providing tandem parking for multiple vehicles. Upstairs, the first floor houses four double bedrooms, with the master bedroom boasting an ensuite bathroom and a stylish family bathroom. With its contemporary features and prime location, this property is perfect for those looking to embrace the ultimate village living experience in Shinfield. Contact us today to explore the charm and convenience of residing in this exceptional home.

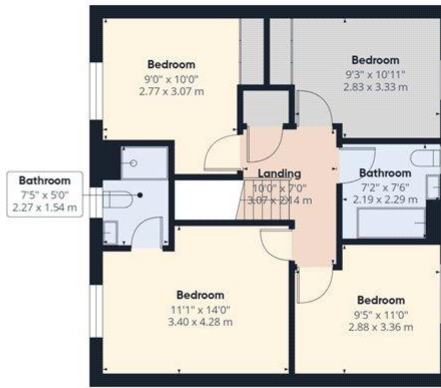
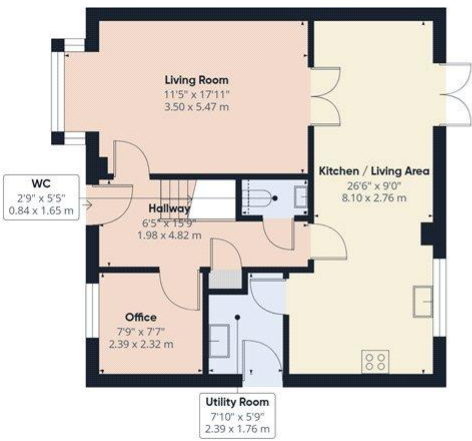
AT A GLANCE

- Detached House
- Four Double Bedrooms
- Ensuite To Master Bedroom
- Shinfield Village Location
- Modern Open Plan Kitchen/Dining Area
- Garage And driveway Parking
- Ground Floor Cloak Room
- Modern And Excellent Condition
- Stylish Living Room









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Approximate total area⁽¹⁾

1507 ft²
140.1 m²

Reduced headroom

1 ft²
0.1 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.

GIRAFFE360

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		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: G

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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