

**10 Appleton Way, Shinfield, Reading, Berkshire.
RG2 9RN.**

£485,000 Freehold

Arins Property Services are pleased to offer for sale this well maintained modern three bedroom semi detached home situated in the popular suburb location of Shinfield which is approximately six miles to the south of Reading in central Berkshire. The accommodation comprises hall, cloakroom, large open plan living/dining kitchen, master bedroom with en-suite shower room, two further good size bedrooms and a family bathroom. To the outside is a small front garden, driveway parking, gated side access to rear garden which has a large patio and lawn area. The property also has a garage store area and the rear of which has been converted into an office. The area is very sought after as it offers easy access to all local amenities. For buyers with children, Shinfield infant and primary schools are within walking distance and there is a selection of secondary schools nearby. For the commuter the M4 motorway is only ten minutes drive away and there is a regular bus service to Reading, which takes approximately a half an hour. Shinfield now benefits from a Co Op and Lidle food stores both of which are within walking distance. For those wanting to travel further afield then Reading mainline station can transport you to London Paddington in less than 30 minutes. An internal viewing is highly recommended.

- Two further bedrooms
- Modern bathroom
- Open plan living/dining/kitchen
- Kitchen with integrated appliances
- Driveway parking for two vehicles
- Cloakroom
- Close to all amenities
- Garage/studio office
- Gas central heating and double glazed
- Fitted wardrobes in all bedrooms and built in T.V Cabinet
- Master bedroom with en suite shower room
- Popular Shinfield Meadows location





(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

Property Description

GROUND FLOOR

Hall

6' 10" x 11' 2" (2.08m x 3.40m)

Cloakroom

4' 4" x 6' 9" (1.32m x 2.06m)

Living/dining/kitchen

18' 11" x 27' 4" (5.77m x 8.33m)

En suite shower room

5' 8" x 8' 8" (1.73m x 2.64m)

Bedroom two

10' 4" x 11' 7" (3.15m x 3.53m)

Bedroom three

8' 7" x 11' 6" (2.62m x 3.51m)

Bathroom

5' 6" x 7' 0" (1.68m x 2.13m)

Garage/store

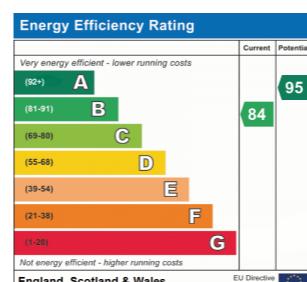
10' 0" x 12' 0" (3.05m x 3.66m)

Office

9' 11" x 10' 7" (3.02m x 3.23m)

Council Tax Band

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FIRST FLOOR

Landing

Master bedroom

9' 2" x 13' 5" (2.79m x 4.09m)

OUTSIDE

Front garden and driveway parking

Rear garden