

11 Bailey Mews, Shinfield, Reading, Berkshire. RG2 9RP.



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RG2 9RP.

£435,000 Freehold

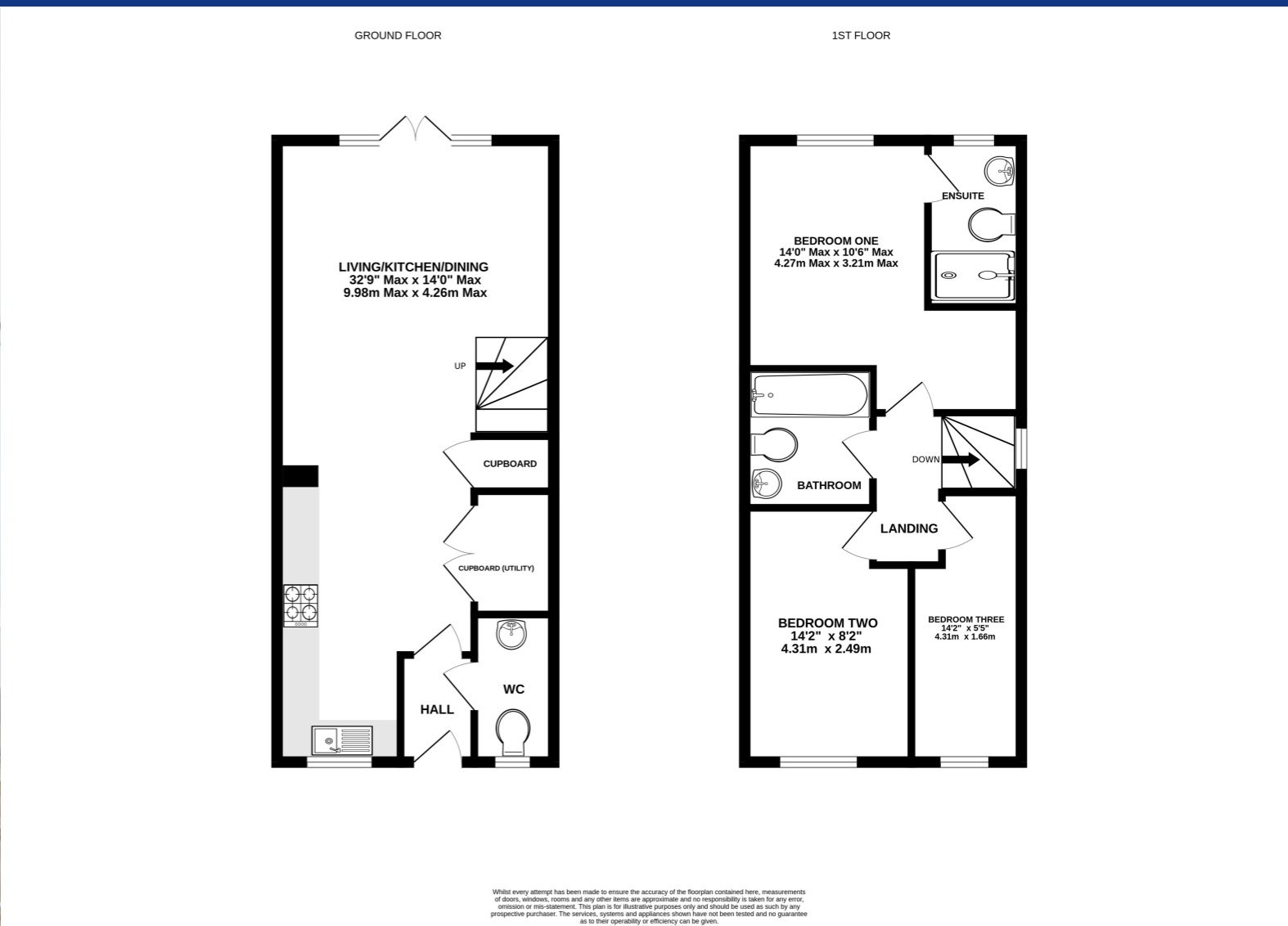
Nestled within the sought-after Shinfield Meadows development is this extremely well presented three-bedroom end-of-terrace home. Boasting a prime location with fantastic transport links including the M4, A33, and Reading and Wokingham Town Centres, convenience is at your doorstep. Step inside to discover a spacious downstairs featuring an entrance hall, convenient downstairs WC, and a modern fitted kitchen opening into the living/dining areas. Upstairs, two generously sized double bedrooms, with the master bedroom benefiting from its own en suite. A modern family bathroom, while the third bedroom makes a great nursery/study. Outside, a pleasant rear garden benefiting patio area and a separate decked area, with side access and shed, while three parking spaces on the driveway to the side of the property ensure hassle-free parking. Further benefits include an electric car charging point, UPVC double glazing and gas central radiator heating. Enjoy nearby nature reserves and the convenience of local village shops, pubs, and schools, with picturesque country walks just moments away.

- Three Bedrooms
- Modern End Of Terraced
- Driveway Parking For 3 Cars
- Extremely Well Presented
- Spacious Open Plan Ground Floor
- Downstairs WC
- Ensuite To Master
- Pleasant Rear Garden
- Popular Development
- Electric Car Charging Point

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



**Property Description**

- Ground Floor**
- Entrance Hall**
- WC**
- Open Plan Living/Kitchen/Dining**  
9.98m x 4.26m (32' 9" x 14' 0")
- First Floor**
- Landing**
- Bedroom One**  
4.15m Max x 3.21m Max (13' 7" x 10' 6")
- Bedroom Two**  
4.31m x 2.49m (14' 2" x 8' 2")

- Bedroom Three**  
4.31m x 1.66m (14' 2" x 5' 5")
- Bathroom**
- Outside**
- Driveway Parking**
- Rear Garden**
- Shinfield Meadows**  
The Trinity Management fee, which covers all communal areas and parks, is about £240 per annum.
- Council Tax Band**  
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