

6 Bolton Drive, Shinfield, Reading, Berkshire. RG2
9RD.



3 Maiden Lane Centre
Berkshire
Reading RG6 3HD
Tel: 0118 926 8260
www.arins.co.uk



6 Bolton Drive, Shinfield, Reading, Berkshire.
RG2 9RD.

£450,000 Freehold

Presenting a wonderful three-bedroom, two-bathroom mid-terrace house built in 2018, nestled in a quiet private cul-de-sac with two private parking spaces, directly in front of the property. This property benefits a bay-fronted living room and a modern kitchen/dining room to the rear, situated in the sought-after village of Shinfield, offering countryside living with excellent amenities close at hand. This home features a professionally landscaped garden with an extended patio area and a mature garden laid to lawn with hard wood raised beds and a shed. Ideal for families, the property falls within the catchment area of excellent schools and nurseries. Enjoy countryside walks from your doorstep, including the wildflower meadows of Langley Mead and May's Farm Meadows. Constructed just six years ago with only one owner, this property has undergone a recent certified boiler check. Enjoy various play parks and green spaces nearby. Convenient amenities such as Dobbies Garden Centre with a small Waitrose, a local butcher, and pubs like The Shinfield Arms are within walking distance or a short drive. Alder Grove primary school within Shinfield Meadows and several other schools nearby make this location ideal for families. Main bus routes nearby provide easy access to Reading or Wokingham towns, and proximity to MereOak Park and Ride, junction 11 of the M4, and Green Park business district with its new train station offers excellent connectivity to Reading and London.

- Three double bedrooms
- Built in 2018
- Ensuite to master bedroom
- Extremely well presented throughout
- Two allocated parking spaces
- Landscaped rear garden
- Kitchen/dining room to the rear
- Sought after Shinfield location
- Easy access to the M4 motorway and A33
- School & amenities nearby
- Downstairs WC

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

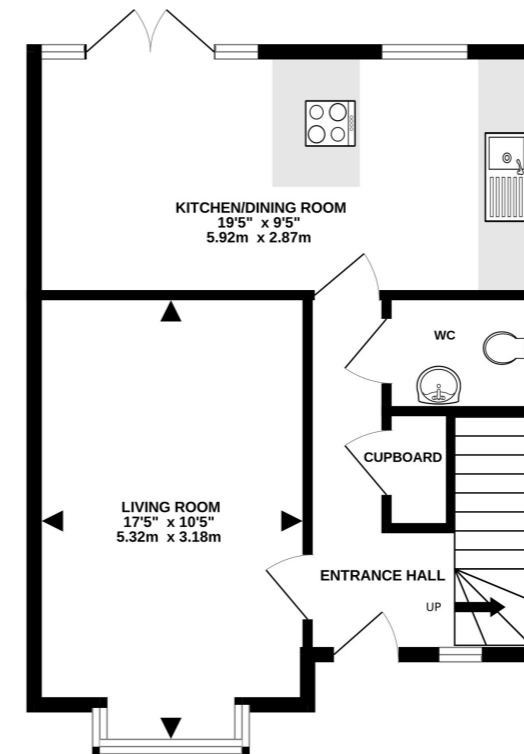
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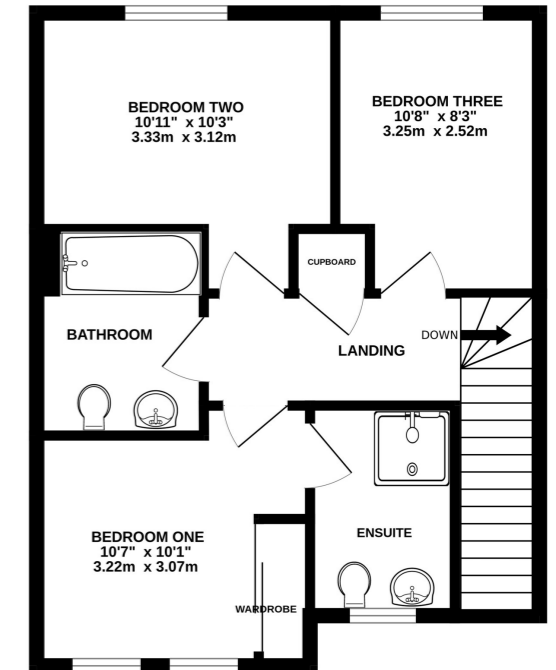
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GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

Ground Floor

Entrance Hall

WC

Living Room

5.32m x 3.18m (17' 5" x 10' 5")

Kitchen/Dining Room

5.92m x 2.87m (19' 5" x 9' 5")

First Floor

Landing

Bedroom One

3.22m x 3.07m (10' 7" x 10' 1")

Ensuite

Bedroom Two

3.33m x 3.12m (10' 11" x 10' 3")

Bedroom Three

3.25m x 2.52m (10' 8" x 8' 3")

Bathroom

Outside

Allocated Parking x2

Rear Garden

Shinfield Meadows

The Trinity Management fee, which covers all communal areas and parks, is about £24/month.

Council Tax Band

D

