

Shinfield Road, Shinfield, Reading, Berkshire. RG2 9BE.



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RG2 9BE.

£535,000 Freehold

Ivanhoe is situated in a sought-after location on the Shinfield Road, located close to some of the area's best schools including, Crosfields which is across the road, Leighton Park and The Abbey. The property provides easy access to Reading town centre and Reading Station with its direct links to London. The M4 at junction 11 is also a short drive as are a host of local shops and amenities. The property has been very well kept by the current owner, who has upgraded the property throughout including extending the property and adding a home office in garden. The spacious ground floor accommodation comprises entrance hall, two reception rooms, and an open plan kitchen/breakfast room with a vaulted ceiling. To the first floor there are three bedrooms, family bathroom and the master benefiting a shower area with sink. Externally you have a generous rear garden well over 100ft+ in length, offering privacy and a large patio area, single garage and an home office, there is also plenty of driveway parking with more to the side of the property leading to the garage. Further benefits include feature fireplaces, UPVC double glazing and gas central heating.

- Semi-Detached Family Home
- Generous Rear Garden
- Extended Accommodation
- Well Presented Throughout
- Ample Driveway Parking
- Garage & Home Office
- Three Bedrooms
- Modern Family Bathroom
- Shower Area In Master Bedroom
- Downstairs WC
- Refitted Kitchen

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.

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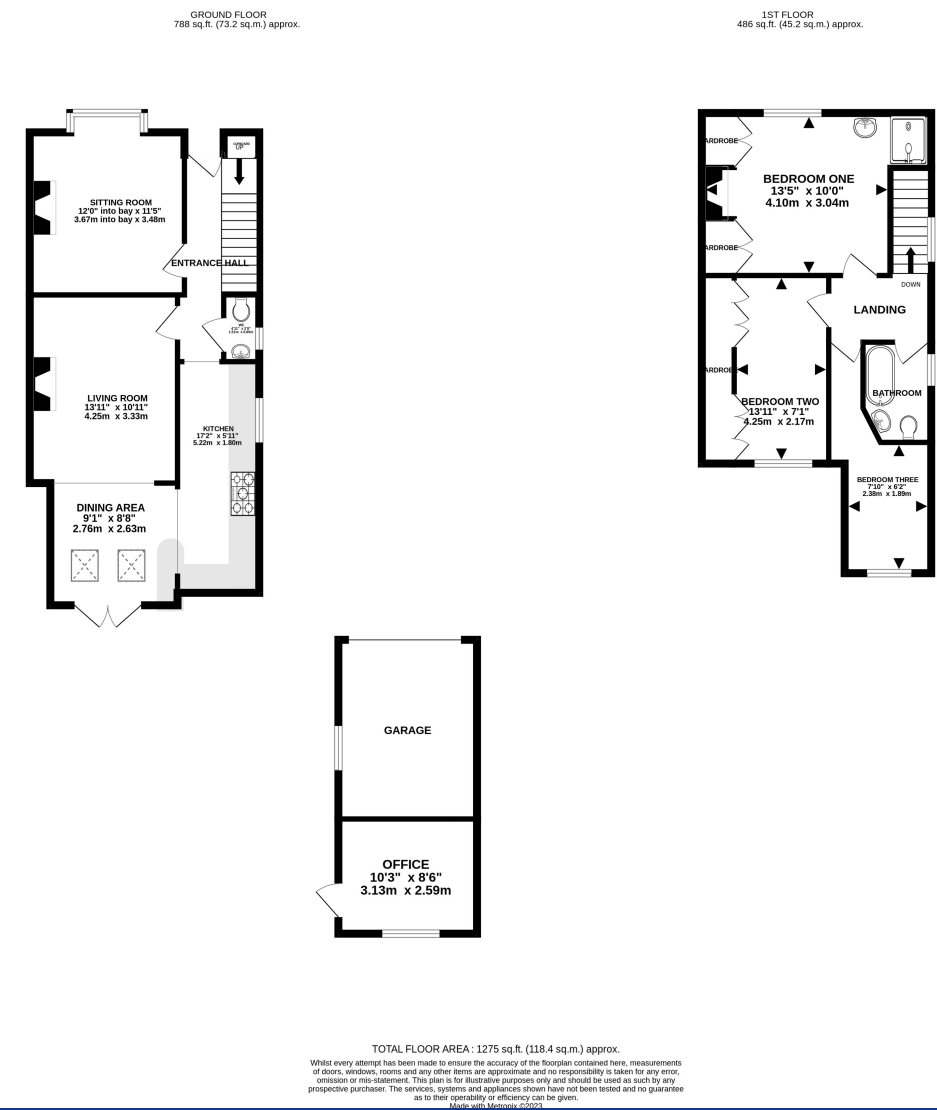


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Property Description

Ground Floor

Entrance Hall

Sitting Room

3.67m x 3.48m (12' 0" x 11' 5")

Living Room

4.25m x 3.33m (13' 11" x 10' 11")

Dining Area

2.76m x 2.63m (9' 1" x 8' 8")

Kitchen

5.22m x 1.80m (17' 2" x 5' 11")

First Floor

Landing

Bedroom One

4.10m x 3.04m (13' 5" x 10' 0")

Bedroom Two

4.25m x 2.17m (13' 11" x 7' 1")

Bedroom Three

2.38m x 1.89m (7' 10" x 6' 2")

Bathroom

Outside

Driveway

Garden

Garage

Office

Council Tax Band

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