

1 Sharpe Place, Shinfield, Reading, Berkshire. RG2 9WJ.



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Guide £625,000 Freehold

****NO ONWARD CHAIN**** Situated in the popular modern Shinfield Meadows development is this spacious detached home, built in 2022 with a vast amount of upgrades added by the current owners. The spacious downstairs of this property makes it an ideal purchase for a family with an entrance hall, study, living room with bay window and the stunning kitchen/dining/family room across the rear of the home with a separate utility room. The kitchen has been upgraded to a shaker style kitchen with extra cupboards, upgraded appliances and cabinet lighting. Upstairs accommodation comprises a landing a modern four piece family bathroom with waterfall shower, four bedrooms with the master benefiting an ensuite shower room with waterfall shower, and fitted wardrobes in the master and bedroom two. Both bathrooms have been upgraded to full height tiling. The property is close to local village shops, pubs and schools, with country walks nearby. Further benefits include adding additional spotlights throughout, upgraded flooring (amtic and premium carpets), wooden shutters installed in the lounge and study. Externally there is landscaped rear garden with an outside tap and electric point, garage and driveway parking and an electric charging point for car as well as electric point in the garage. The property also benefits excellent transport links with the M4 & A33 nearby and is within convenient reach of both Reading and Wokingham town centres and railway stations, providing commuter access to both Paddington and Waterloo.

- NO ONWARD CHAIN
- High Specification Throughout
- Several Upgrades Throughout
- Study
- Extremely Well Presented Throughout
- Stunning Kitchen/Dining Room
- Utility Room
- Lounge With Bay Window
- Fitted Wardrobes & Ensuite To Master
- Four Piece Bathroom
- Landscaped Garden
- Garage & Driveway

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.

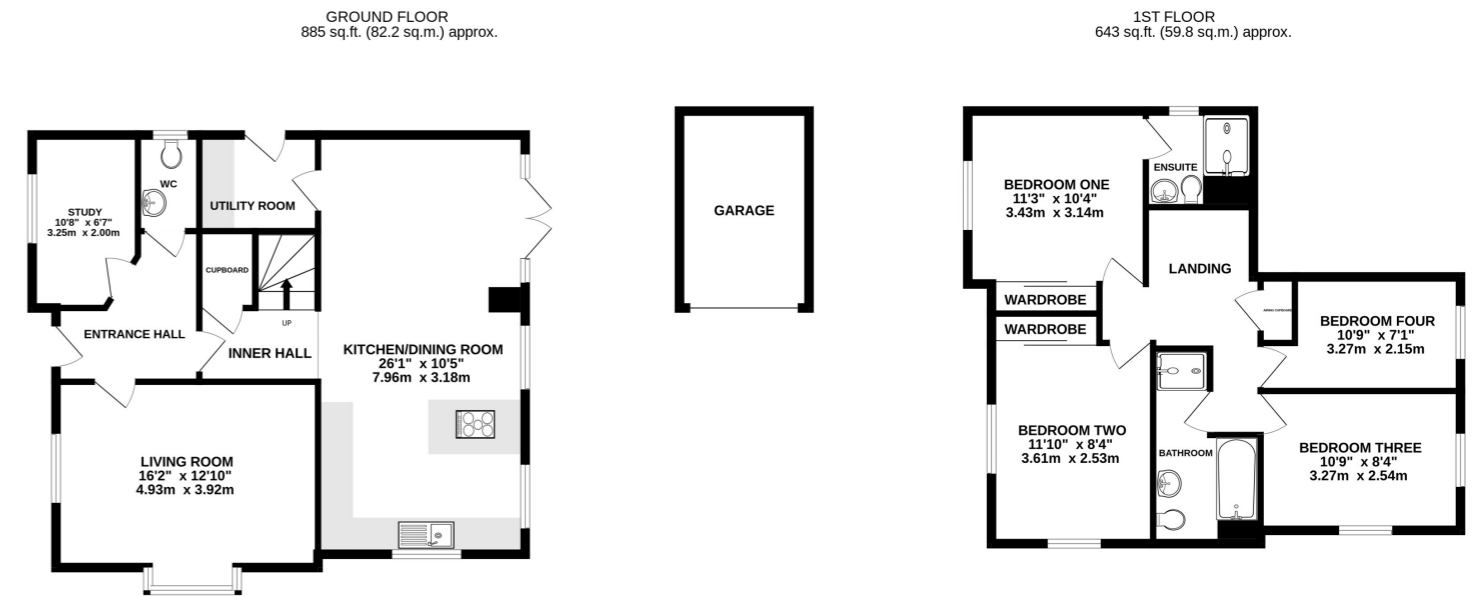


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA : 1528 sq.ft. (141.9 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

Study

3.25m x 2.00m (10' 8" x 6' 7")

WC

Living Room

4.93m x 3.92m (16' 2" x 12' 10")

Inner Hall

Kitchen/Dining Room

7.96m x 3.18m (26' 1" x 10' 5")

Utility Room

First Floor

Landing

Bedroom One

3.43m x 3.14m (11' 3" x 10' 4")

Ensuite

Bedroom Two

3.61m x 2.53m (11' 10" x 8' 4")

Bedroom Three

3.27m x 2.54m (10' 9" x 8' 4")

Bedroom Four

3.27m x 2.15m (10' 9" x 7' 1")

Bathroom

Outside

Front Garden

Rear Garden

Garage & Driveway

Estate Charge

There is an annual service charge of approx. £350 per annum.

Council Tax Band

F

