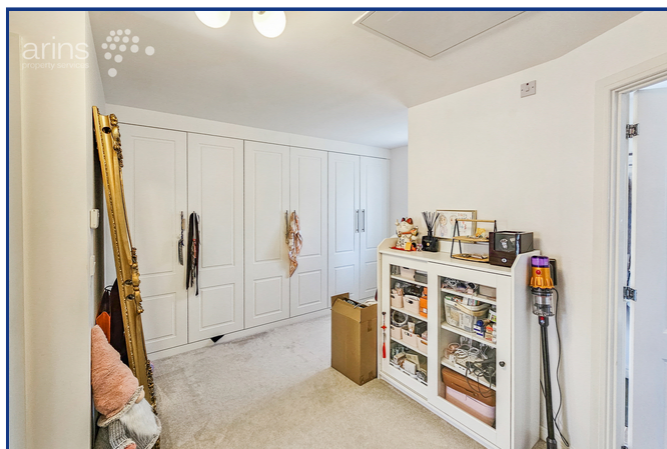


38 Firethorn, Shinfield, Reading, Berkshire. RG2
9GD.



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



38 Firethorn, Shinfield, Reading, Berkshire. RG2
9GD.

£625,000 Freehold

Arins Property Services are pleased to offer for sale this modern four bedroom detached property in the village of Shinfield which is a suburb approximately six miles to the south of Reading in central Berkshire. The ground floor accommodation comprises hall, cloakroom, living room and kitchen/dining room. The first floor accommodation comprises bedroom two with en suite shower room, two further bedrooms and a family bathroom. The second floor accommodation comprises the master bedroom with en suite shower room. The outside has a small front garden and driveway parking for at least two vehicles, gated side access to the rear garden which has a large newly laid patio area with a large raised lawn area. The garage now has a storage area and a study/office/playroom conversion. The location is ideal as this property offers very easy access to Reading. There is a regular bus service nearby which takes approximately a half an hour to get into the town. For the buyer with children the primary school is within walking distance and Oak Bank Secondary school can be reached with a ten minute drive. For the commuter the A329M and M4 are both easily accessible. An internal viewing is highly recommended.

- Four good size bedrooms
- Master bedroom with en suite
- Bedroom two with en suite
- Easy access to Reading
- Flexible living accommodation
- Garage converted to store/study/playroom
- Family bathroom
- Cloakroom
- Fully fitted integrated Kitchen/dining room
- Private rear garden
- Driveway parking

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.

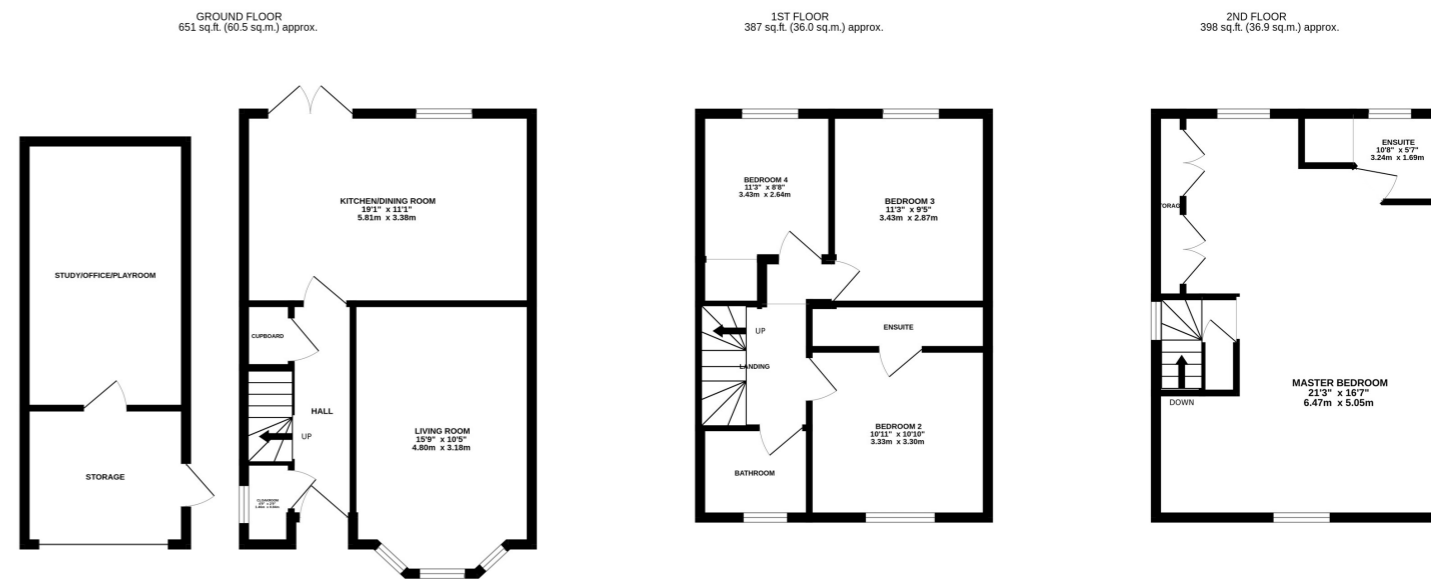


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

38 Firethorn, Shinfield, Reading, Berkshire. RG2 9GD.



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TOTAL FLOOR AREA : 1436 sq.ft. (133.4 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

- Hall
- Cloakroom
0.84m x 1.46m (2' 9" x 4' 9")
- Living room
3.18m x 4.80m (10' 5" x 15' 9")
- Kitchen/dning room
3.38m x 5.81m (11' 1" x 19' 1")

FIRST FLOOR

- Landing

Bedroom Two

3.30m x 3.33m (10' 10" x 10' 11")

En suite

0.81m x 3.19m (2' 8" x 10' 6")

Bedroom Three

2.87m x 3.43m (9' 5" x 11' 3")

Bedroom four

2.64m x 3.43m (8' 8" x 11' 3")

Bathroom

1.60m x 1.95m (5' 3" x 6' 5")

Second floor

- Landing
- Master bedroom
5.05m x 6.47m (16' 7" x 21' 3")
- En suite
1.69m x 3.24m (5' 7" x 10' 8")

Outside

- Front garden
- Rear garden
- Store/ office/playroom

Council Tax Band

F