



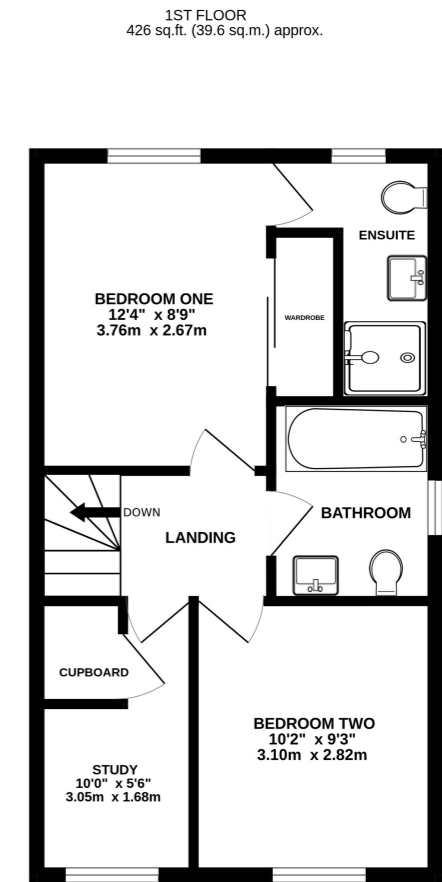
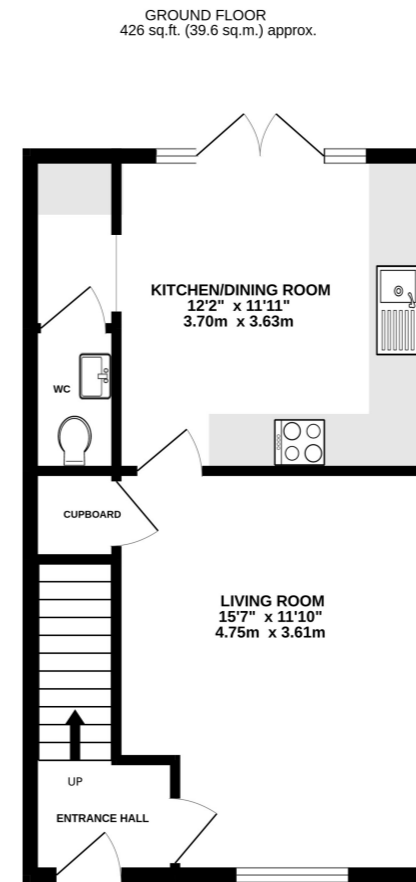
15, Maybank, Shinfield, Wokingham. RG2 9RE.

£440,000 Freehold



Positioned within the sought-after Maybank cul-de-sac, this property boasts a community feel, with festive Christmas light displays raising money for charity. The entrance hall leads to a generously sized living room and a beautiful rear-aspect fitted kitchen/dining room with high-quality appliances and ample work surface space. The ground floor also includes a convenient cloakroom and a utility space. The first floor reveals the master bedroom featuring built-in wardrobes and an en-suite shower room. There is a second generous double bedroom and a third room currently used as a home office. A modern three-piece family bathroom and access to the loft area provide additional storage. Externally, the property benefits from a pleasant rear garden that has been improved by the current owners, featuring a wooden covered pergola. The low-maintenance front garden enhances the curb appeal, and there are two allocated parking spaces to the front of the property, with side access leading to the rear garden. This home offers easy access to both Reading and Wokingham town centres and is conveniently located near the M4 motorway, making it ideal for commuters. Local amenities include multiple children's playgrounds, direct bus routes to Reading town centre, a soon-to-open Lidl, sports pitches, and the popular Langley Mead nature reserve. Shinfield Village offers additional amenities such as a Co-Op, Post Office, The Shinfield Arms, and more. Overall, this home provides a perfect blend of comfort, convenience, and community, making it an ideal choice for families and professionals alike.

- Exceptionally well-presented three-bedroom end-of-terrace home in Shinfield Meadows.
- Positioned within the popular Maybank cul-de-sac
- Generous living room and beautiful rear-aspect fitted kitchen/dining room.
- Ground floor WC
- Master bedroom with built-in wardrobes and en-suite
- Second double bedroom and third bedroom/home office
- Modern three-piece family bathroom and loft storage
- Landscaped rear garden with wooden pergola
- Two allocated parking spaces and side access to the rear garden
- Easy access to Reading, Wokingham, M4 motorway, local amenities, playgrounds, bus routes, and nature reserve



TOTAL FLOOR AREA : 852 sq.ft. (79.1 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

Living Room

4.75m x 3.61m (15' 7" x 11' 10")

Kitchen/Dining Room

3.70m x 3.63m (12' 2" x 11' 11")

WC

First Floor

Landing

Bedroom One

3.76m x 2.67m (12' 4" x 8' 9")

Ensuite

Bedroom Two

3.10m x 2.82m (10' 2" x 9' 3")

Study

3.05m x 1.68m (10' 0" x 5' 6")

Outside

Front Garden

Rear Garden

Allocated Parking Two Cars

Shinfield Meadows

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

Council Tax Band

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