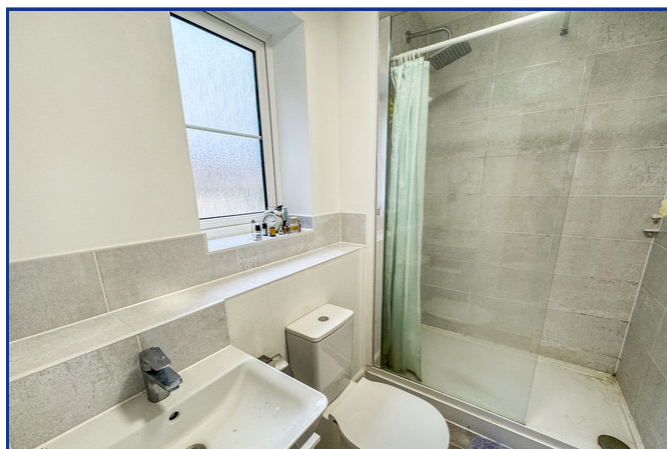


20 Allen Way, Shinfield, Reading, Berkshire. RG2 9RB.



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



20 Allen Way, Shinfield, Reading, Berkshire. RG2 9RB.

£600,000 Freehold

****NO ONWARD CHAIN**** Situated in the popular modern Shinfield Meadows development is this spacious detached home, built by Bovis Homes. 'The Alder' design benefits four double bedrooms, two of which have ensuite shower rooms making it in an ideal purchase for a growing family. Further upstairs accommodation comprises a spacious landing and a modern family bathroom. To the ground floor you have an entrance hall, bay-fronted sitting room, kitchen/dining/family room with by-folding doors to the garden, separate utility room and a downstairs WC. The property is close to local village shops, pubs and schools, with country walks nearby. Providing 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
- The Alder Design
- Built By Bovis Homes
- Four Double Bedrooms
- Two Ensuite Shower Rooms
- Bay-fronted Sitting Room
- Kitchen/Dining/Family Room With By-fold Doors
- Utility Room & Cloakroom
- Integral Garage & 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



First floor



Ground floor



Property Description

Ground Floor

Entrance Hall

Cloakroom

Sitting Room

04.13m x 3.38m (13' 7" x 11' 1")

Kitchen

3.43m x 3.24m (11' 3" x 10' 8")

Dining/Family Area

5.35m x 3.24m (17' 7" x 10' 8")

Utility Room

First Floor

Landing

Bedroom One

3.88m x 3.38m (12' 9" x 11' 1")

Ensuite

Bedroom Two

4.44m x 3.03m (14' 7" x 9' 11")

Ensuite

Bedroom Three

3.66m x 3.03m (12' 0" x 9' 11")

Bedroom Four

3.35m x 3.13m (11' 0" x 10' 3")

Bathroom

Outside

Council Tax Band

F

