



38 Martyn Crescent, Shinfield, Reading,
Berkshire. RG2 9WF.

£600,000 Freehold

Introducing this exceptional four-bedroom detached family home, constructed in 2021. Boasting a bay-fronted living room and a stunning kitchen/dining room at the rear, complemented by a utility room and convenient downstairs toilet. Upstairs, discover four bedrooms, with the master featuring an ensuite shower room. Nestled in the sought-after village of Shinfield, this property offers a perfect blend of countryside living and convenience. Step into the professionally landscaped garden, featuring an extended patio area and a modern pergola, alongside a spacious lawn. A key feature is the stunning garden office/cinema room. Families will appreciate the property's location within the catchment area of top-rated schools and nurseries. Enjoy leisurely walks amidst the wildflower meadows of Langley Mead and May's Farm Meadows. Built just three years ago and meticulously maintained by its sole owner, this home has undergone thoughtful upgrades, including a TV media wall and additional fitted storage in the kitchen. Convenience is key, with amenities like Dobbies Garden Centre featuring a small Waitrose, a local butcher, and charming pubs such as The Shinfield Arms, all within walking distance or a short drive away. With main bus routes nearby providing seamless access to Reading or Wokingham towns, and proximity to Mere oak Park and Ride, junction 11 of the M4, and Green Park business district boasting a new train station, connectivity to Reading and London is unparalleled. Closed chain above.

- Show home condition
- Four bedrooms
- Detached family home
- Beautiful landscaped garden with pergola
- Fully insulated garden office/games room
- Ensuite to master bedroom
- Stunning kitchen/dining room
- Utility room & WC
- Garage & driveway
- Closed chain above



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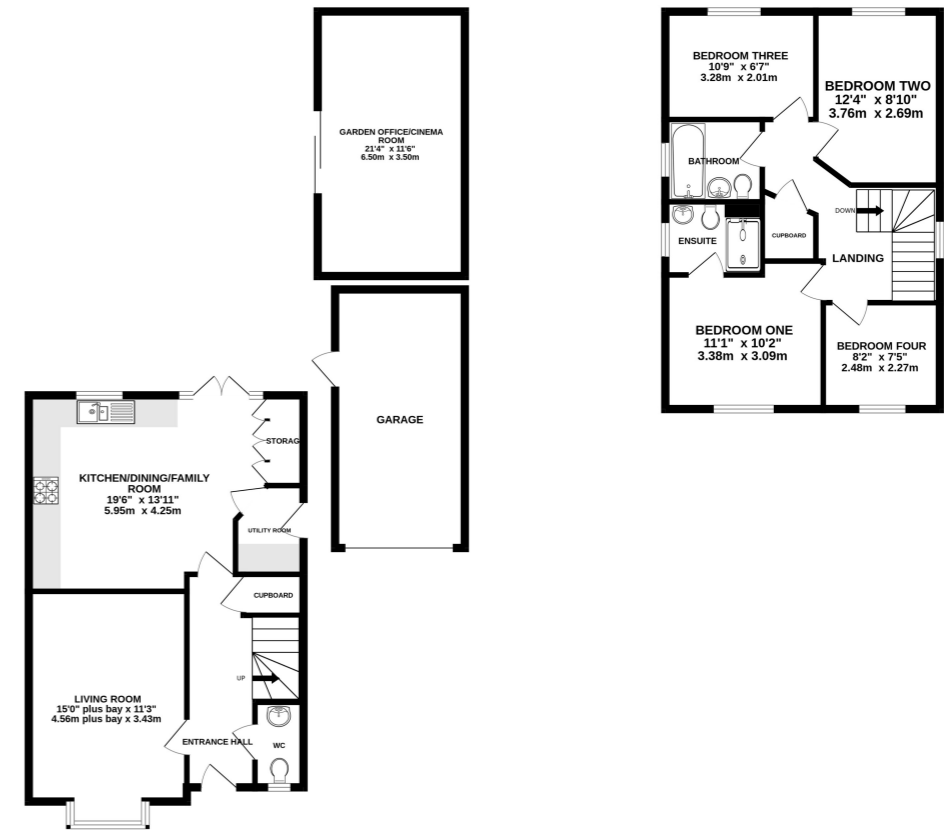


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GROUND FLOOR
932 sq.ft. (86.6 sq.m.) approx.

1ST FLOOR
551 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 1483 sq.ft. (137.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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**
- WC**
- Living Room**
3.43m x 4.56m (11' 3" x 15' 0") (PLUS BAY)
- Kitchen/Dining/Family Room**
5.95m x 4.25m (19' 6" x 13' 11")
- Utility Room**
1.29m x 1.79m (4' 3" x 5' 10")
- First Floor**
- Landing**

- Bedroom One**
3.38m x 3.09m (11' 1" x 10' 2")
- Bedroom Two**
2.59m x 3.90m (8' 6" x 12' 10")
- Bedroom Three**
3.28m x 2.01m (10' 9" x 6' 7")
- Bedroom Four**
2.48m x 2.27m (8' 2" x 7' 5")
- Bathroom**
- Outside**
- Front Garden & Driveway**

- Rear Garden**
- Garage**
- Garden Office/Cinema Room**
3.5m x 6.5m (11' 6" x 21' 4")
- Council Tax Band**
E

