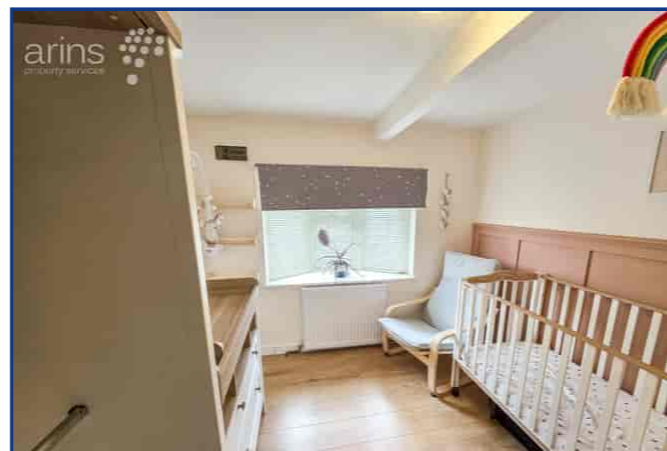
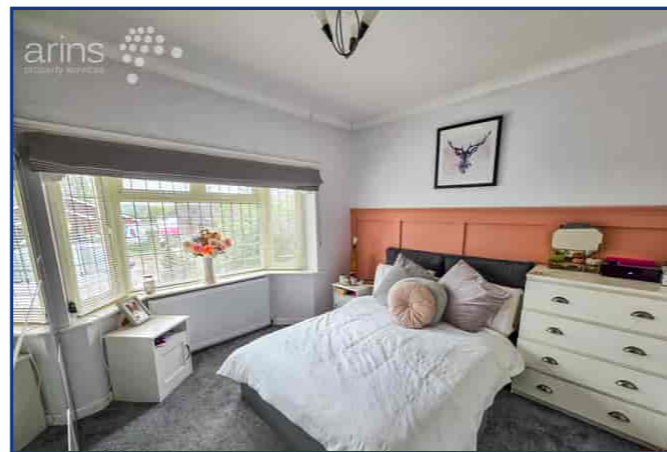


17 Oatlands Road, Shinfield, Reading, Berkshire.
RG2 9DW.



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



17 Oatlands Road, Shinfield, Reading, Berkshire.
RG2 9DW.

£370,000 Freehold

Arins Property Services are pleased to offer for sale this very well maintained individual character non estate semi detached bungalow situated in the sought after area of Shinfield which is a suburb approximately 6 miles to the south of Reading in central Berkshire. The accommodation comprises hall, lounge area, dining area, kitchen, two bedrooms and bathroom. To the outside, the front garden offers driveway parking for two vehicles, electric car charging point and to the rear is a private garden with lawn, decking and small patio area. The location is fabulous as it gives easy access to Reading and Wokingham. Close by is a Lidl, Coop and a 24 hour Esso garage incorporating an Asda Express with both Greggs and Subway fast food outlets. For the commuter the M4 motorway is only a five minute drive away and within walking distance is a bus stop which takes just over a half hour to Reading. For buyers with children the local Shinfield Infant and primary schools are within walking distance and Oak Bank secondary school is a short cycle away. Reading the nearest large town has a great array of shops bars and restaurants and the mainline railway station takes just under a half hour to London Paddington. Close by in Lower Earley you will find a large Asda superstore complex and the district centre which offers a Boots the chemist, M&S, Iceland and a selection of fast food outlets. For those seeking leisure facilities the Loddon valley leisure centre complete with a 25 metre pool can be reached within a ten minute drive. The property is also being sold with no onward chain and feel this home would suit a small family or maybe a purchase looking for a property with just ground floor accommodation.

- Two bedrooms
- Sought after non estate location
- Close to all local amenities
- Easy access to Reading and Wokingham
- Great commuter links nearby
- Covered side access with access to rear garden
- Living and dining area
- Modern fitted kitchen and dining room
- Non estate location
- Double glazed , gas central heating with a 3 year old boiler

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.

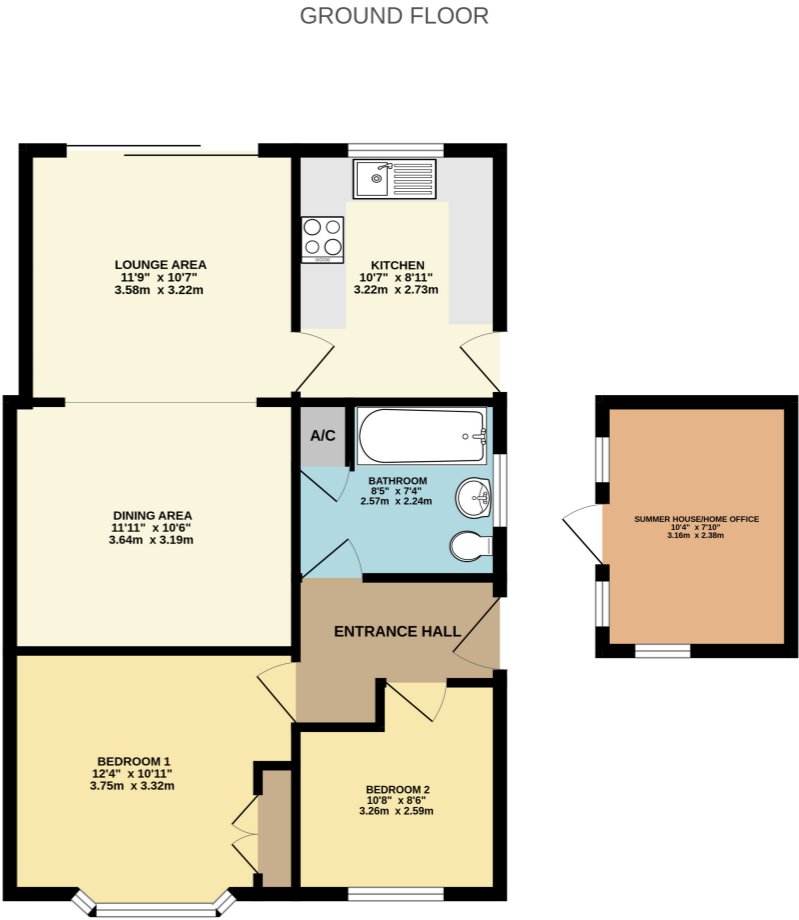


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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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

Lounge area

3.64m x 3.19m (11' 11" x 10' 6")

Dining area

3.22m x 3.58m (10' 7" x 11' 9")

kitchen

2.73m x 3.22m (8' 11" x 10' 7")

Bedroom one

3.75m x 3.32m (12' 4" x 10' 11")

Bedroom two

3.26m x 2.59m (10' 8" x 8' 6")

Bathroom

2.57m x 2.24m (8' 5" x 7' 4")

Outside

Summer house/home office

3m x 2.38m (9' 10" x 7' 10")

Front garden with driveway parking

Rear garden

Council Tax Band

C

