

**7 Oatlands Road, Shinfield, Reading, Berkshire. Guide £425,000 Freehold
RG2 9DW.**

Situated on a quiet, non-estate road in Shinfield Village, this detached chalet bungalow presents a prime opportunity for those looking to improve or redevelop a property. Offered to the market with no onward chain, this home, while requiring some updating, holds fantastic potential for enhancement and modernization. The property enjoys an ideal location, within walking distance of local amenities including an Esso Garage with an Asda on the Move, Greggs, Subway, an off-license, a barber shop, and a café. A new Lidl is also under construction and will soon be just a short walk away. The area boasts excellent transport links with the M4 and A33 nearby, making it easy to commute to Reading and Wokingham town centers and railway stations. Additionally, there is a regular bus route into Reading. The property is also conveniently close to local schools and two nurseries, both within walking distance. The bungalow sits on a generous plot, featuring a large front garden, a spacious driveway, and a low-maintenance rear garden. There is also a detached double garage with loft storage. The ground floor comprises two reception rooms, a bedroom, kitchen, bathroom with a separate WC, and a utility room. Upstairs, you'll find two further bedrooms, one of which includes a shower and WC. This property is perfect for those looking to create their ideal home in a sought-after location.

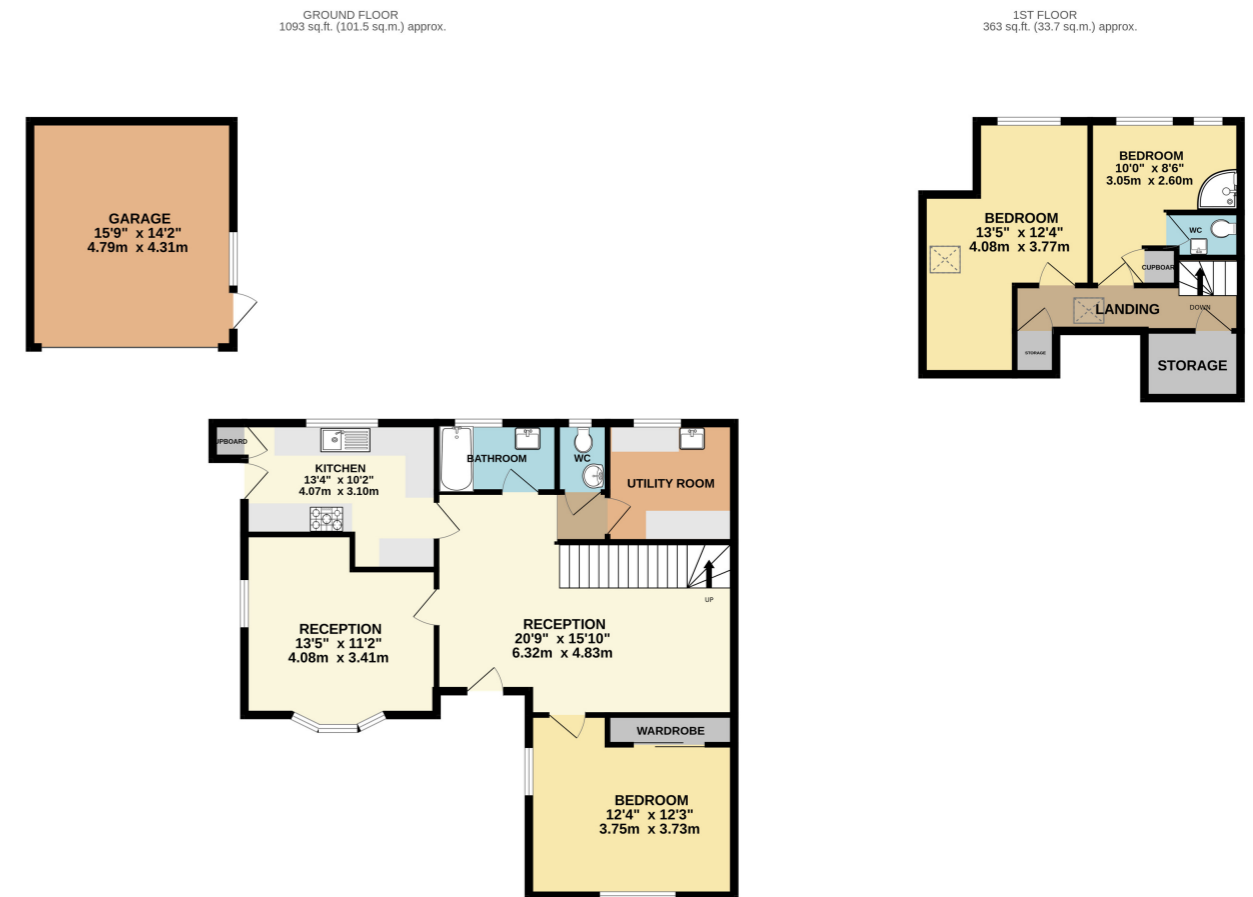
- Detached chalet bungalow
- No onward chain
- Quiet non-estate road
- Good sized plot
- Detached double garage
- Two reception rooms
- Three bedrooms
- Local shops & amenities nearby
- Great transport links



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TOTAL FLOOR AREA : 1456 sq.ft. (135.3 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

Reception Room

6.32m x 4.83m (20' 9" x 15' 10")

Reception Room

4.08m x 3.41m (13' 5" x 11' 2")

Bedroom

3.75m x 3.73m (12' 4" x 12' 3")

Kitchen

4.07m x 3.10m (13' 4" x 10' 2")

Bathroom

WC

Utility Room

First Floor

Landing

Bedroom

4.08m x 3.77m (13' 5" x 12' 4")

Bedroom

3.05m x 2.06m (10' 0" x 6' 9")

Outside

Front Garden

Rear Garden

Double Garage

4.79m x 4.31m (15' 9" x 14' 2")

Council Tax Band

E

