

School Green, Shinfield, Reading, Berkshire. RG2

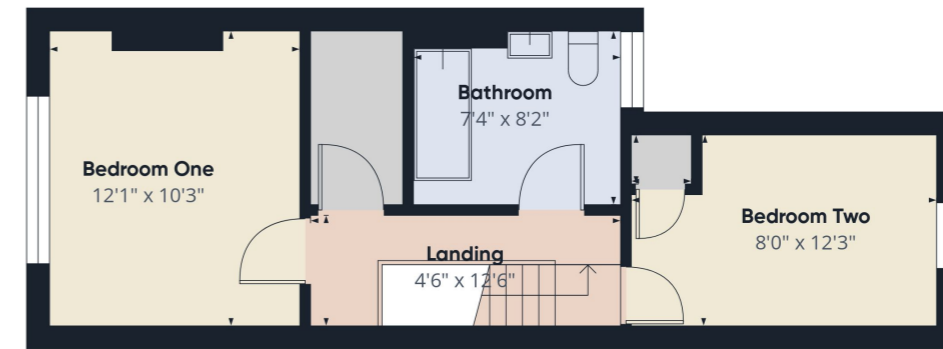
£260,000 Leasehold

Arens Property Services are pleased to present this unique two-bedroom home in the heart of Shinfield. The property offers a spacious entrance hall, a comfortable living room with a feature fireplace, and a long kitchen leading through to a dining area with patio doors opening onto a standout private rear garden measuring over 100ft—an exceptional feature for a home at this price point. Upstairs comprises two well-sized bedrooms, a family bathroom, and excellent storage throughout. Externally, the property benefits from driveway parking for one vehicle. Ideally located within walking distance of local shops including Lidl and Co-op, as well as Langley Mead nature reserve. Excellent transport links include the Number 3 bus route to Reading and Wokingham, with easy access to the M4. An ideal home for first-time buyers, couples, or small families.

- Two Bedroom House
- Large Private Rear Garden
- No Onward Chain
- Driveway Parking
- Walking Distance to Local Shops & Amenities
- Patio Doors Onto Rear Garden



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
736 ft<sup>2</sup>  
Reduced headroom  
12 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Property Description

Council Tax Band

B

