

17 Seymour Avenue, Shinfield, Reading, Berkshire.
RG2 9DT.



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Berkshire. RG2 9DT.

£435,000 Freehold

Hitting the market for the first time in over 22 years, Arins Shinfield Office are proud to present this fantastic four-bedroom semi-detached home in a desirable location in Shinfield. This house offers a rare opportunity to purchase a house with many amazing attributes. Boasting versatile living spaces, generously sized rooms, and plenty of potential for modern upgrades, this property is perfect for first-time buyers, growing families, or downsizers. The home features an integral garage and a low-maintenance garden, providing convenience and ample space. Upstairs, you'll find four well-proportioned bedrooms. Downstairs, a bathroom and the option to convert a reception room into a bedroom add flexibility to suit various needs. The property is just a short distance from local shops, traditional pubs, and reputable schools, with excellent transport links to the M4 and A33. This location offers convenient access to Reading and Wokingham town centres and railway stations, providing commuter routes to both Paddington and Waterloo.

- No onward chain complications
- Four good size bedrooms
- Opportunity for modernisation
- Integral garage & driveway parking
- Low maintenance garden
- Versatile accommodation over two floors
- Local shops & amenities nearby
- Easy access to M4 Motorway
- Fitted wardrobes in bedroom one
- Ensuite bathroom to bedroom one

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.

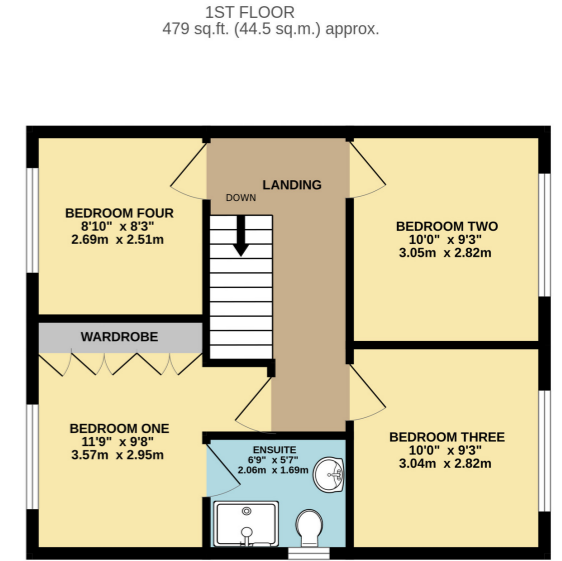
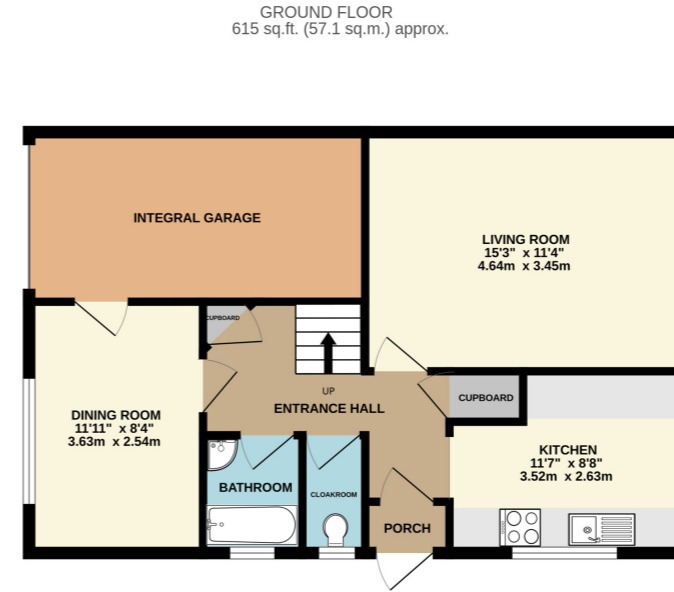


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA: 1094 sq.ft. (101.6 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

INSIDE

Ground floor

Porch

Hallway

Kitchen

2.63m x 3.52m (8' 8" x 11' 7")

Living room

3.45m x 4.64m (11' 4" x 15' 3")

Dining room

3.63m x 2.54m (11' 11" x 8' 4")

Bathroom

Cloakroom

First floor

Landing

Bedroom one

3.57m x 2.95m (11' 9" x 9' 8")

Ensuite

Bedroom two

3.05m x 2.82m (10' 0" x 9' 3")

Bedroom three

3.04m x 2.82m (10' 0" x 9' 3")

Bedroom four

2.69m x 2.51m (8' 10" x 8' 3")

OUTSIDE

Front garden

Back garden

Driveway parking

Integral garage

Council Tax Band

D

