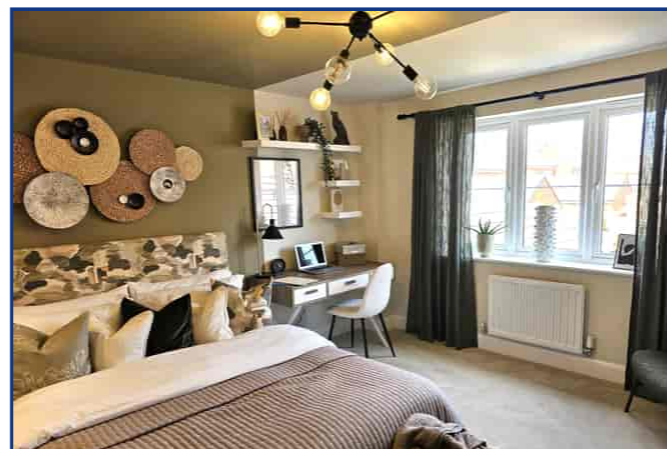
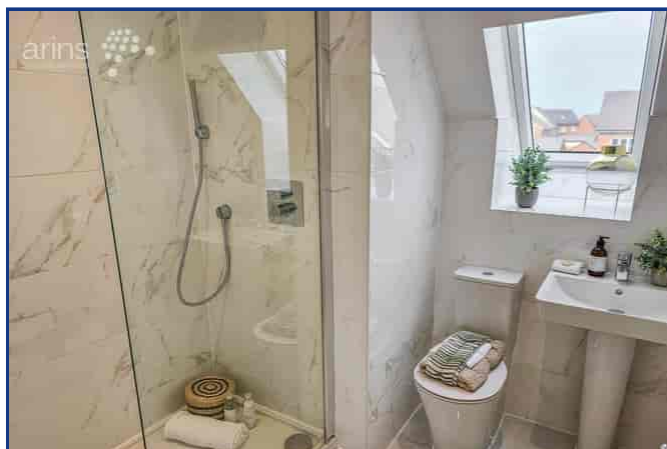


12 Martyn Crescent, Shinfield, Reading, Berkshire.
RG2 9WF.



3 Maiden Lane Centre
Berkshire
Reading RG6 3HD
Tel: 0118 926 8260
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12 Martyn Crescent, Shinfield, Reading,
Berkshire. RG2 9WF.

£625,000 Freehold

Arins property services are pleased to offer for sale this very well maintained four bedroom modern four detached property situated in the popular village location of Shinfield, which is a suburb just five miles south of Reading in central Berkshire. The accommodation to the ground floor comprises hall, cloakroom, living room and open plan kitchen/dining room. To the first floor are three good size bedrooms and the family bathroom. On the second floor is the master bedroom with an suite shower room. Outside is a small front garden, driveway and garage. The location is great as it is situated to give easy access to Reading and Wokingham. Local shops can be found nearby and the large Asda super store complex can be found in Lower Earley, which is less than a ten minute drive away. Both Junior and secondary schools can be found nearby and a little further afield the private school of Crosfields which caters for girls and boys to the age of 16. For the commuter the M4 motorway can be found a short drive away and Reading mainline railway station can transfer you to London on the Elizabeth line in less than a half an hour. we would highly recommend an internal viewing. Council tax TBC

- Vacant possession with no onward chain
- Four double bedrooms upstairs
- Master bedroom with en suite shower room
- Modern fitted kitchen
- Modern sought after development
- Family bathroom and cloakroom
- Private landscaped rear garden
- Garage and driveway.
- Regular bus route to Reading nearby
- Excellent decorative order throughout

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.

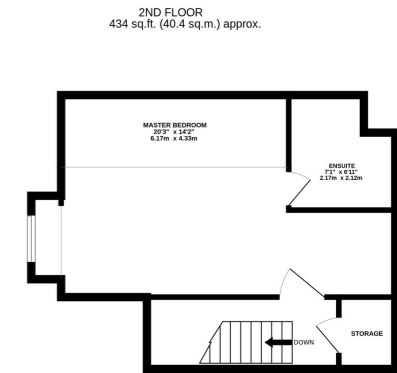
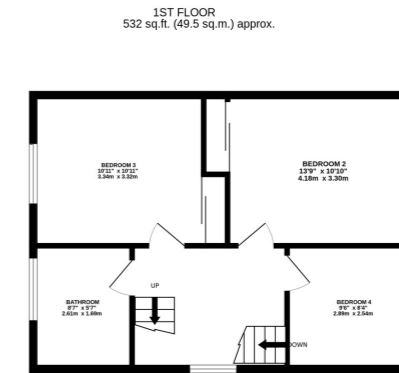
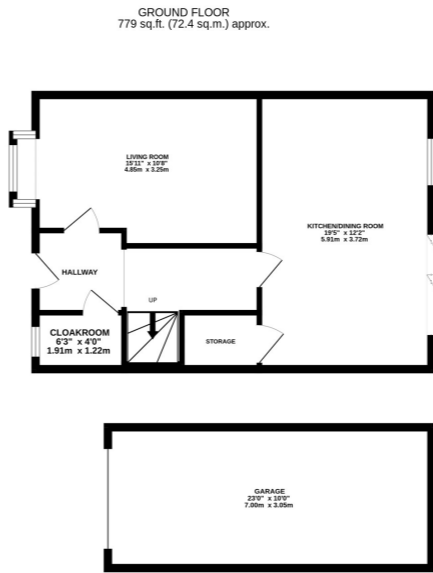


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA: 1746 sq.ft. (162.2 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

Hallway

Cloakroom

Living room

4.85m x 3.25m (15' 11" x 10' 8")

kitchen/dining room

5.91m x 3.72m (19' 5" x 12' 2")

FIRST FLOOR

Landing

Bedroom Two

4.18m x 3.20m (13' 9" x 10' 6")

Bedroom three

3.34m x 3.32m (10' 11" x 10' 11")

Bedroom four

2.89m x 2.54m (9' 6" x 8' 4")

Bathroom

1.69m x 2.61m (5' 7" x 8' 7")

SECOND FLOOR

Landing

Master bedroom

4.33m x 6.17m (14' 2" x 20' 3")

En suite shower room

2.12m x 2.17m (6' 11" x 7' 1")

OUTSIDE

Front garden

Landscaped rear garden

Driveway and garage

Council Tax Band