

59 Chestnut Crescent, Shinfield, Reading, Berkshire
. RG2 9EJ.



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Berkshire. RG2 9EJ.

£335,000 Freehold

Arins Property Services are pleased to offer for sale this three bedroom end of terrace family home for sale. Situated in the heart of Shinfield which is a suburb approximately 6 miles to the south of Reading in central Berkshire. The accommodation comprises to the ground floor, porch, hall, lounge, kitchen/diner. The first floor accommodation comprises landing, three good size bedrooms and a family bathroom with separate W.C. To the outside is driveway parking, front and rear garden and a double length garage. The location is fabulous as there a selection of local shops nearby including a co Op and the soon to be opened Lidl. A little bit further afield is the ASDA superstore complex in Lower Earley which benefits from a selection of smaller units including a Boots the chemist. The district centre in Lower Earley also benefits from an M&S food hall and an Iceland. Locally in Shinfield you can find a doctors surgery, schools and an Esso 24hr garage which incorporates a small ASDA shop. For the commuter there is a regular bus service to Reading nearby and the M4 motorway is just a short drive away. Reading, a major town benefits from the Oracle shopping centre with Riverside dining, Reading mainline railway station connecting London via the Elizabeth line in less than a half an hour. Please note this property is in need of some updating and refurbishment but benefits from double glazing and gas central heating.

- End of terrace
- Three good size bedrooms
- Bathroom and separate W.C
- Gas central heating and double glazing
- Good size rear garden
- Double length garage
- Close to all amenities
- Great commuter links nearby
- Lounge and kitchen /dining room
- Driveway parking

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

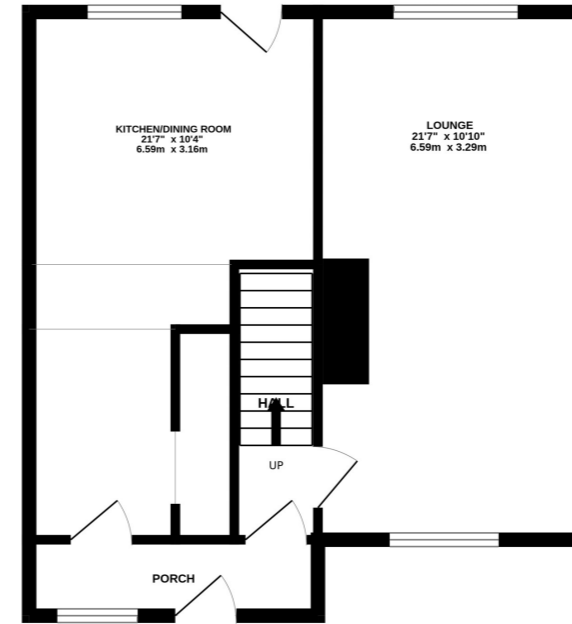
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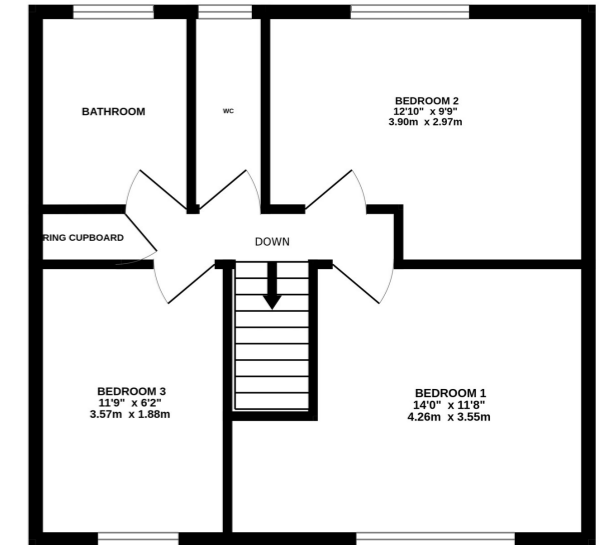
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GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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

Porch

Hall

Lounge

3.29m x 6.59m (10' 10" x 21' 7")

Kitchen/dining room

3.16m x 6.59m (10' 4" x 21' 7") Max

FIRST FLOOR

Landing

Bedroom one

3.55m x 4.26m (11' 8" x 14' 0")

Bedroom two

2.97m x 3.90m (9' 9" x 12' 10")

Bedroom three

1.88m x 3.57m (6' 2" x 11' 9")

Bathroom

OUTSIDE

Front garden

Rear garden

Garage

Council Tax Band

C

