

Bolton Drive, Shinfield, Reading, Berkshire. RG2  
9RD.



3 Maiden Lane Centre  
Berkshire  
Reading RG6 3HD  
Tel: 0118 926 8260  
www.arins.co.uk



**Bolton Drive, Shinfield, Reading, Berkshire. RG2  
9RD.**

**£650,000 Freehold**

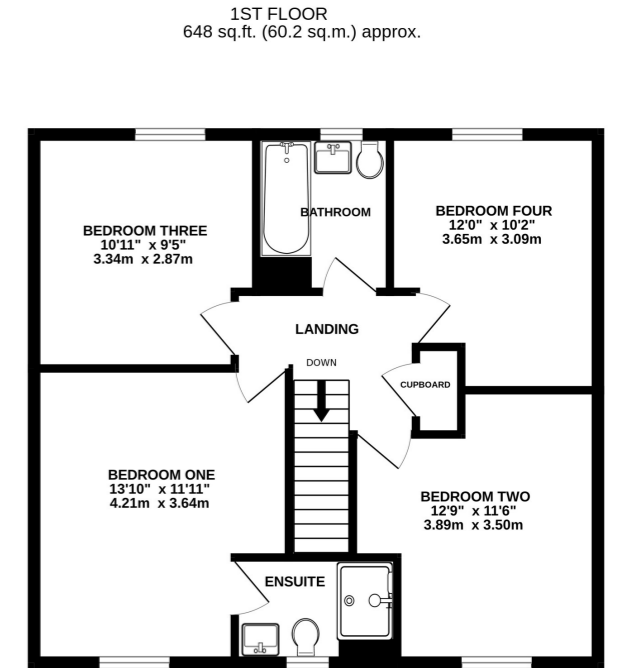
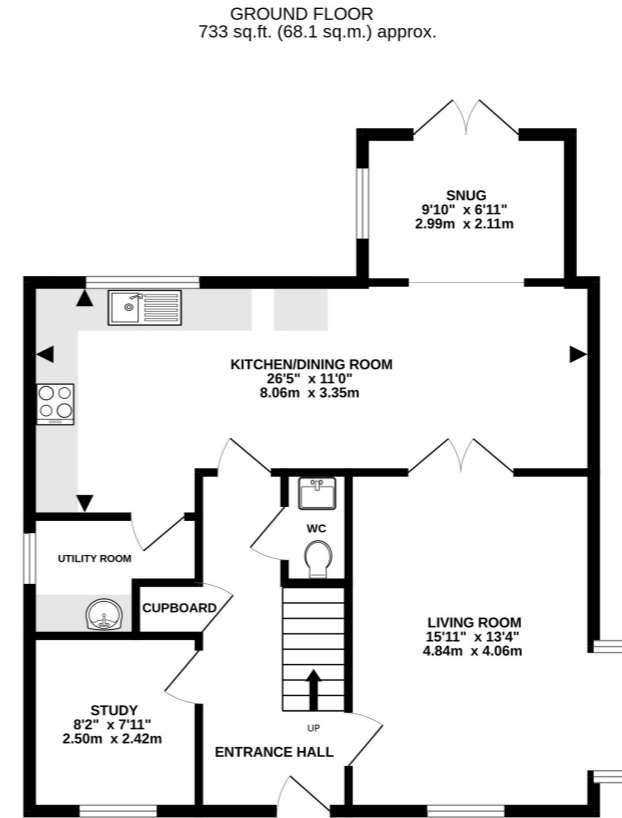
Situated in the popular modern Shinfield Meadows development is this spacious detached home 'The Pembroke', built in 2022. The spacious downstairs & the four double bedrooms upstairs property makes it an ideal purchase for a growing family. The downstairs accommodation comprises an entrance hall, study, living room with bay window, utility room, and the stunning kitchen/dining room across the rear of the home, opening into the extended snug. Upstairs accommodation comprises a landing, modern family bathroom, four double bedrooms with the master benefiting an ensuite shower room. The property is close to local village shops, pubs and schools, with country walks nearby. Externally there is a pleasant rear garden, garage and driveway parking. The property also benefits excellent transport links with the M4 & A33 nearby and is within convenient reach of both Reading and Wokingham town centres and railway stations, providing commuter access to both Paddington and Waterloo.

- Spacious Detached Family Home
- Four Double Bedrooms
- Ensuite To Master Bedroom
- Living Room With Bay Window
- Kitching/Dining Room
- Ground Floor Study
- Extended Ground Floor To Include A Snug
- Separate Utility Room
- Downstairs WC
- Pleasant Rear Garden
- Garage & 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



TOTAL FLOOR AREA : 1381 sq.ft. (128.3 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.  
Made with Metropix ©2024

Property Description

Ground Floor

Entrance Hall

Cloakroom

Study

2.41m x 2.37m (7' 11" x 7' 9")

Living Room

4.83m x 3.50m (15' 10" x 11' 6")

Kitchen/Dining Room

8.06m x 3m (26' 5" x 9' 10")

Snug

2.99m x 2.11m (9' 10" x 6' 11")

Utility Room

First Floor

Landing

Bedroom One

4.29m x 3.40m (14' 1" x 11' 2")

Ensuite

Bedroom Two

3.72m x 3.50m (12' 2" x 11' 6")

Bedroom Three

3.35m x 2.88m (11' 0" x 9' 5")

Bedroom Four

3.92m x 2.82m (12' 10" x 9' 3")

Bathroom

Outside

Rear Garden

Driveway

Garage

Shinfield Meadows Management Fee

The Trinity Management fee, which covers all communal areas and parks, is about £24/month.

Council Tax Band

F

