



PEARMANS GLADE, SHINFIELD, READING, RG2
GUIDE PRICE £650,000 FREEHOLD

**A WONDERFUL OPPORTUNITY TO ACQUIRE THIS INDIVIDUAL
1970'S DETACHED FAMILY HOME, SITUATED ON A CORNER PLOT
AT THE END OF A PRIVATE DRIVE AND BENEFITTING FROM A
SECLUDED SOUTHERLY FACING REAR GARDEN**

Reading | 0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

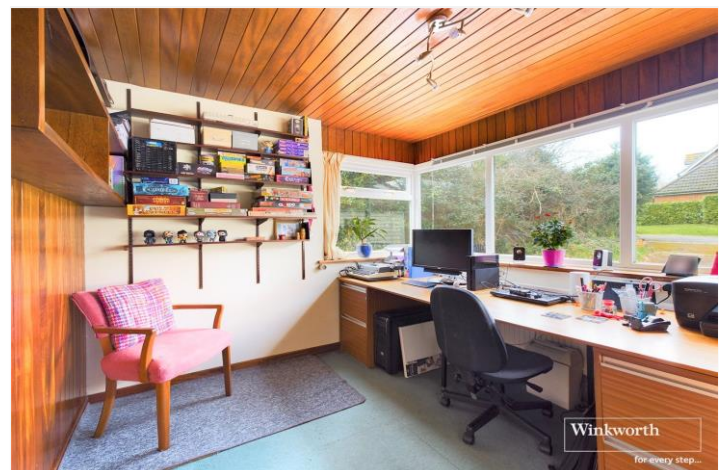
Offered to the market with no onward chain, a truly wonderful opportunity to acquire this individual detached family home, situated on a corner plot at the end of a private drive in Pearman's Glade, set back off of the Shinfield Road. Built in 1976, offering good sized accommodation and benefitting from a secluded southerly facing rear garden, the property is conveniently located close to some of the area's best schools including, Crosfields, Leighton Park and The Abbey and just three miles from Reading train station with its direct links to London Paddington in just over 20 minutes and soon be on the tube network on the Elizabeth Line with the advent of Crossrail. The M4 at junction 11 is also a short drive as are a host of local amenities.

Internally comprising of a generous reception hall, cloakroom, study, 20ft dual aspect sitting room with double glazed french doors which lead out on to the garden, dining room, kitchen, utility room and there is a large 20ft integral garage. To the first floor there is a generous landing area which serves access to four good sized bedrooms, all of which have built in wardrobes. The master bedroom has it's own en-suite. and the other bedrooms are complemented by a family bathroom. To the rear of the property there is a wonderful secluded southerly facing rear garden which has a terraced patio area and the main part is laid with a side access gate which leads round to the front where there is a large driveway which serves access to the double garage.

The property is within walking distance of the popular independent Crosfields School and Pearman's Copse, which is a 10 acre nature reserve and meadow. Also nearby is a doctor's surgery, a veterinary clinic, a dentist, Loddon Valley Leisure Centre, a Library and a shopping centre comprising of an Asda supermarket, Marks & Spencer Simply Food and other shops. The property is three miles from Reading Town Centre, served by bus routes, 5 minutes' walk from the house and 5 minutes' drive from Junction 11 of the M4.

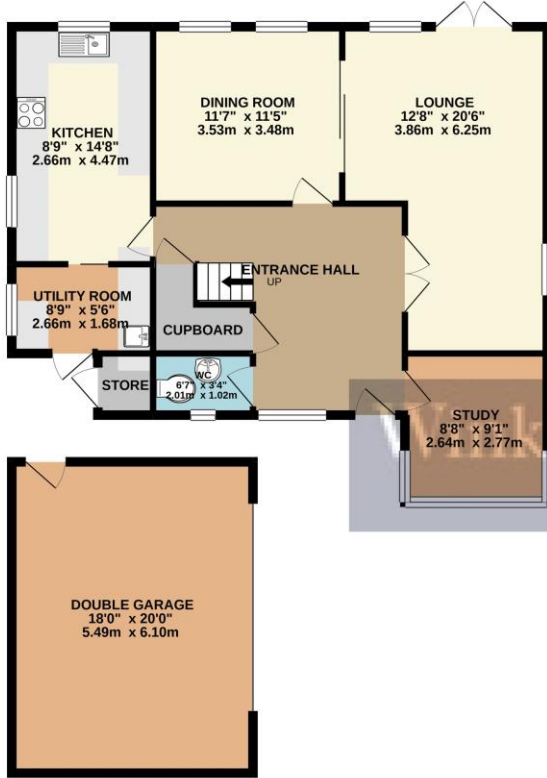
AT A GLANCE

- No Onward Chain
- Sought After Location
- Large Reception Hall
- Three Reception Rooms
- Master En-Suite
- Four Good Sized Bedrooms
- Secluded Southerly Facing Rear Garden
- Double Garage & Large Driveway

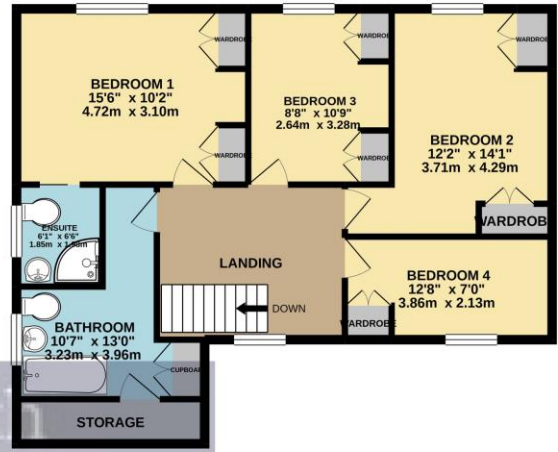




GROUND FLOOR
1107 sq.ft. (102.8 sq.m.) approx.



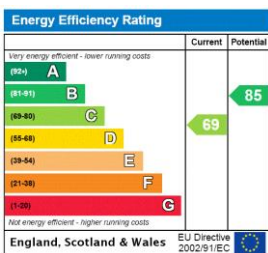
1ST FLOOR
751 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 1857 sq.ft. (172.5 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 ©2021

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Reading | 0118 4022 300 | reading@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.