



DEARDON WAY, READING, BERKSHIRE, RG2 9HF  
£1,895 PER MONTH UNFURNISHED

**THREE BEDROOM TOWNHOUSE IN  
SHINFIELD. AVAILABLE 19TH AUGUST.  
UNFURNISHED.**

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

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## DESCRIPTION:

Three bedroom townhouse set over three floors set within a quiet cul-de-sac conveniently located close to great local schools and the number 3 and 10 bus routes offering speedy access into Reading and Wokingham as well as offering excellent access to the M4 at Junction 11.

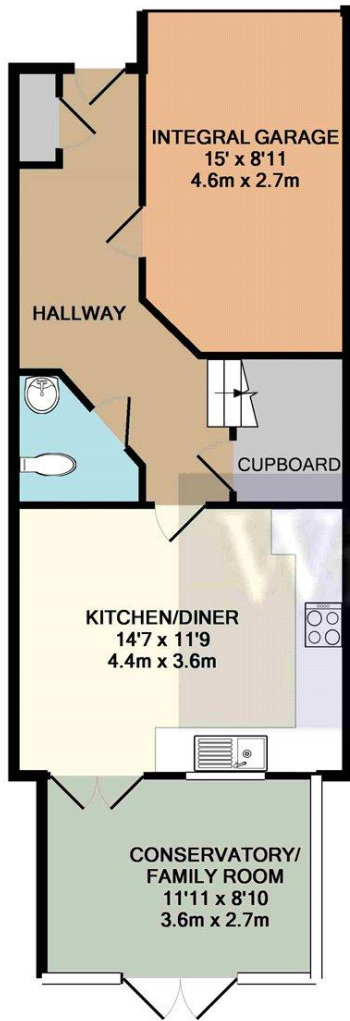
The ground floor boasts a fitted kitchen/diner, conservatory with french doors leading out to the landscaped rear garden, cloak room and integral garage with electric up and over door. On the first floor there is a sitting room with feature balcony, three piece bathroom, double bedroom and on the top floor there are two further double bedrooms, the master with an en suite shower room. Driveway parking for one car. Available 19th August 2024. Unfurnished.

## AT A GLANCE

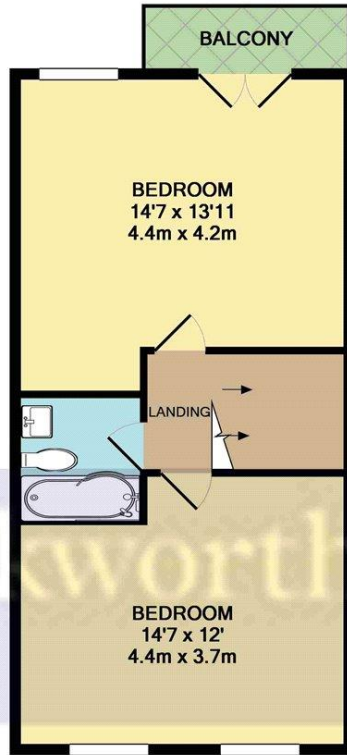
- Three storey town house
- Three bedrooms
- Two bathrooms
- Council tax band E
- Garage & driveway
- Available 19th August
- Unfurnished



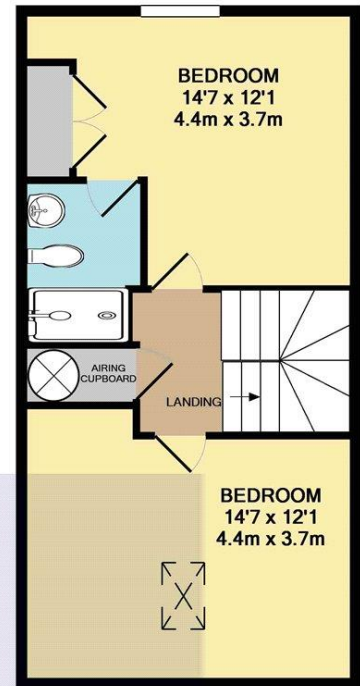




GROUND FLOOR  
APPROX. FLOOR  
AREA 572 SQ.FT.  
(53.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 425 SQ.FT.  
(39.5 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 423 SQ.FT.  
(39.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1421 SQ.FT. (132.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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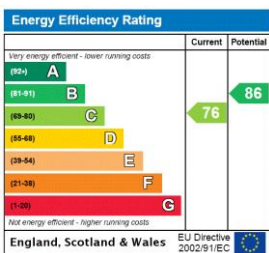
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Deposit: £2,186.54

Holding Deposit: £437.30

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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