



**ARBORFIELD ROAD, READING, BERKSHIRE, RG2 9DY
OFFERS IN EXCESS OF £550,000 FREEHOLD**

A CHARACTERFUL REFURBISHED FOUR BEDROOM VICTORIAN SEMI-DETACHED FAMILY HOME WITH A LARGE REAR GARDEN

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



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DESCRIPTION:

An immaculately presented four bedroom extended Victorian semi-detached home overlooking open fields in this convenient edge of village setting. Set a short walk from school green in Shinfield and within easy reach of schools, pubs, local shops and garden centres as well as excellent transport links. The property has been lovingly maintained, extended and refurbished by the current owners with the majority work being done since 2017 with living accommodation set over three floors. On the ground floor at the front of the house there is a living room with a bay window with plantation shutters, a log burner and stripped wooden floorboards. There is a contemporary shower room and utility room in the middle of the house and to the rear of the house is a delightful fitted kitchen/diner/family room with skylights and bifold doors opening on to the generous rear garden. The garden which measures approximately 100ft in length is ideal for entertaining. There is a tiered patio accessed from the house which is perfect for alfresco dining, a large lawn and a shed at the bottom of the garden. On the first floor there are three bedrooms and a contemporary bright family bathroom lit by a large Velux style skylight window. The loft has been converted to create a fourth bedroom or quiet study space with Velux windows looking over open fields. This lovely home in this great setting would suit a young family or professional couple.

AT A GLANCE

- Four Bedroom Victorian Semi-Detached Home
- Convenient Edge of Village Location
- Extended and Refurbished Throughout
- High Spec. Fitted Kitchen/Diner/Family Room
- Ground floor shower room
- Family Bathroom
- 100ft Rear Garden
- Off Road Driveway Parking



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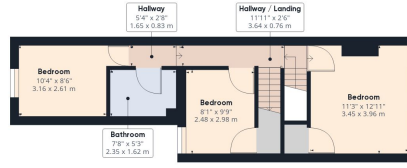


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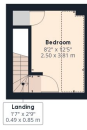




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1138.71 ft²
105.79 m²

Reduced headroom

40.86 ft²
3.8 m²

(1) Excluding balconies and terraces

⌌ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

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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