



**ILBURY CLOSE, SHINFIELD, READING, RG2 9DE
OFFERS IN EXCESS OF £400,000 FREEHOLD**

A THREE BEDROOM SEMI-DETACHED FAMILY HOME IN A QUIET CUL DE SAC BEING SOLD WITH NO CHAIN COMPLICATIONS

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



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DESCRIPTION:

This charming three-bedroom semi-detached family home is situated in a peaceful cul-de-sac, offering convenient access to the M4 at Junction 11, as well as both Reading and Wokingham town centres, easily accessible by car or bus with the nearest bus stop just a short walk away. There are also some great schools and local amenities within easy reach.

The ground floor comprises an entrance hall with a convenient WC, a bright living room with a gas fireplace, and a dining area that adjoins a well-appointed fitted kitchen. Both the kitchen and dining area lead out to a private rear garden, perfect for outdoor enjoyment.

On the first floor, you will find three bedrooms and a recently refitted shower room. To the front of the property, there is driveway parking and a garage for added convenience.

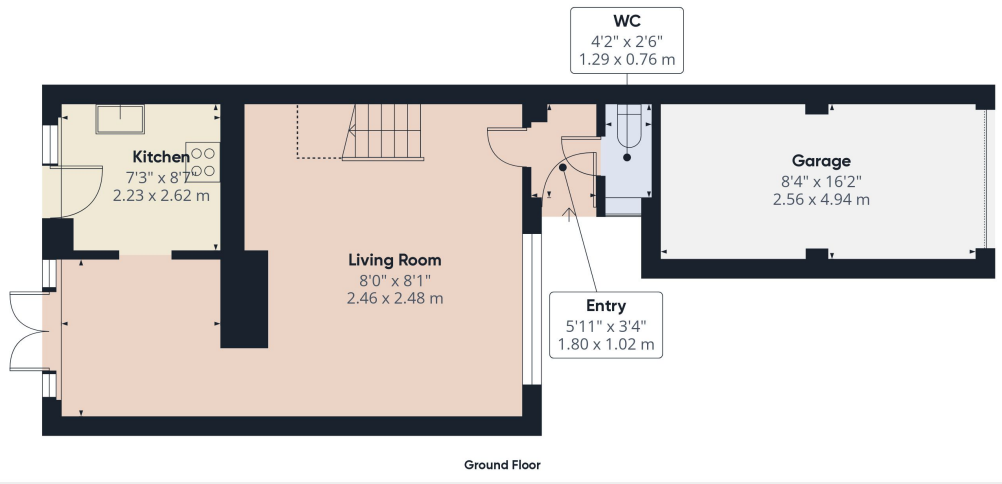
Offered with no onward chain, this well-located home presents potential for extension, subject to the usual planning consents. It is an ideal choice for a young family looking to settle in a quiet yet well-connected area.

AT A GLANCE

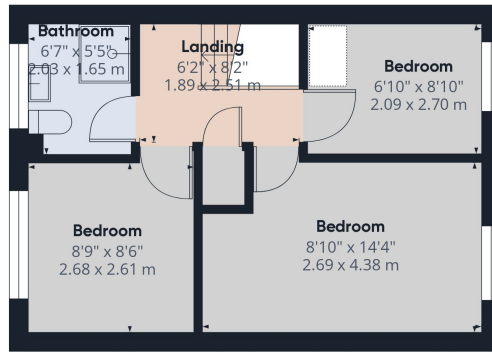
- Three Bedroom Semi-Detached House
- Quiet Cul-de-sac Location
- Close to Transport Links and Amenities
- Lounge/Diner
- Fitted Kitchen
- Re-Fitted Bathroom
- Garage and Driveway Parking
- Private Rear Garden
- No Chain







Ground Floor



Floor 1

Approximate total area⁽¹⁾
855.41 ft²
79.47 m²

Reduced headroom
15.52 ft²
1.44 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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
Council Tax Band: D

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