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2 GARRETT DRIVE, SHINFIELD, READING, BERKSHIRE, RG2 9LE



- Executive detached five bedroom house
- Easy access to M4 motorway network
- Modern living
- No onward chain
- Double garage
- EPC rating B

Offers in excess of £1,000,000 Freehold

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE READING BRANCH ON 0118 958 7979



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PROPERTY DESCRIPTION

Executive five bedroom detached home available with no onward chain. This stunning property offers modern living with fantastic access to the M4 motorway network and Reading mainline train station. Features include an L shape kitchen diner, utility room, a 15ft by 13.5ft sitting room, office, main bedroom with ensuite, guest bedroom with Jack and Jill bathroom which also serves the third bedroom, family bathroom, two further bedrooms, double garage and driveway parking. EPC Rating B.

LOCAL INFORMATION

School Green is the heart of Shinfield village and comprises the village green, pubs, shops and Shinfield Primary School and recreation grounds. The historic church of Shinfield St Mary's can be found in Church Lane on the north-west ridge of Shinfield Village. Nearby is Lower Earley, with all its facilities including superstores, a petrol station, take aways and restaurants. Shinfield gives commuters easy access to M4, A33 and A329m. Local shops cater for day-to-day needs whilst more extensive shopping facilities may be found in the bustling market town of Wokingham and the town of Reading with its Oracle Shopping Centre. Railway stations providing services to London and the West Country may be found at Winnersh, Wokingham and Reading. Access to the M4 is available via Junction 11 which in turn provides access to Heathrow Airport, Central London, the West Country and M25.





ACCOMMODATION

The front door leads into the spacious hall with access to the 15ft by 13.5ft sitting room with a built in TV unit to your right, the office can be found to the left and entry to the L shaped kitchen diner at the end of the hall. The kitchen is fully fitted and access to the garden is available via a set of French doors. The ground floors also consists of a cloakroom, and a utility room just of the kitchen with access into the double garage.

The first floor of this stunning home consists of the main bedroom which measures in at a staggering 27.1ft by 17.2ft with built in wardrobes and a four piece ensuite, a further four bedrooms can be found on this floor with two of these being serviced by the Jack and Jill bathroom, a separate family bathroom is also available and features a bath.

OUTSIDE SPACE

To the front, the property boasts a large driveway and the double garage. To the side is the private garden which is mainly laid to lawn.



LOCAL AUTHORITY and SERVICES

Mains gas, water and electricity

Wokingham Borough Council

Council Tax Band - G







CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

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LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

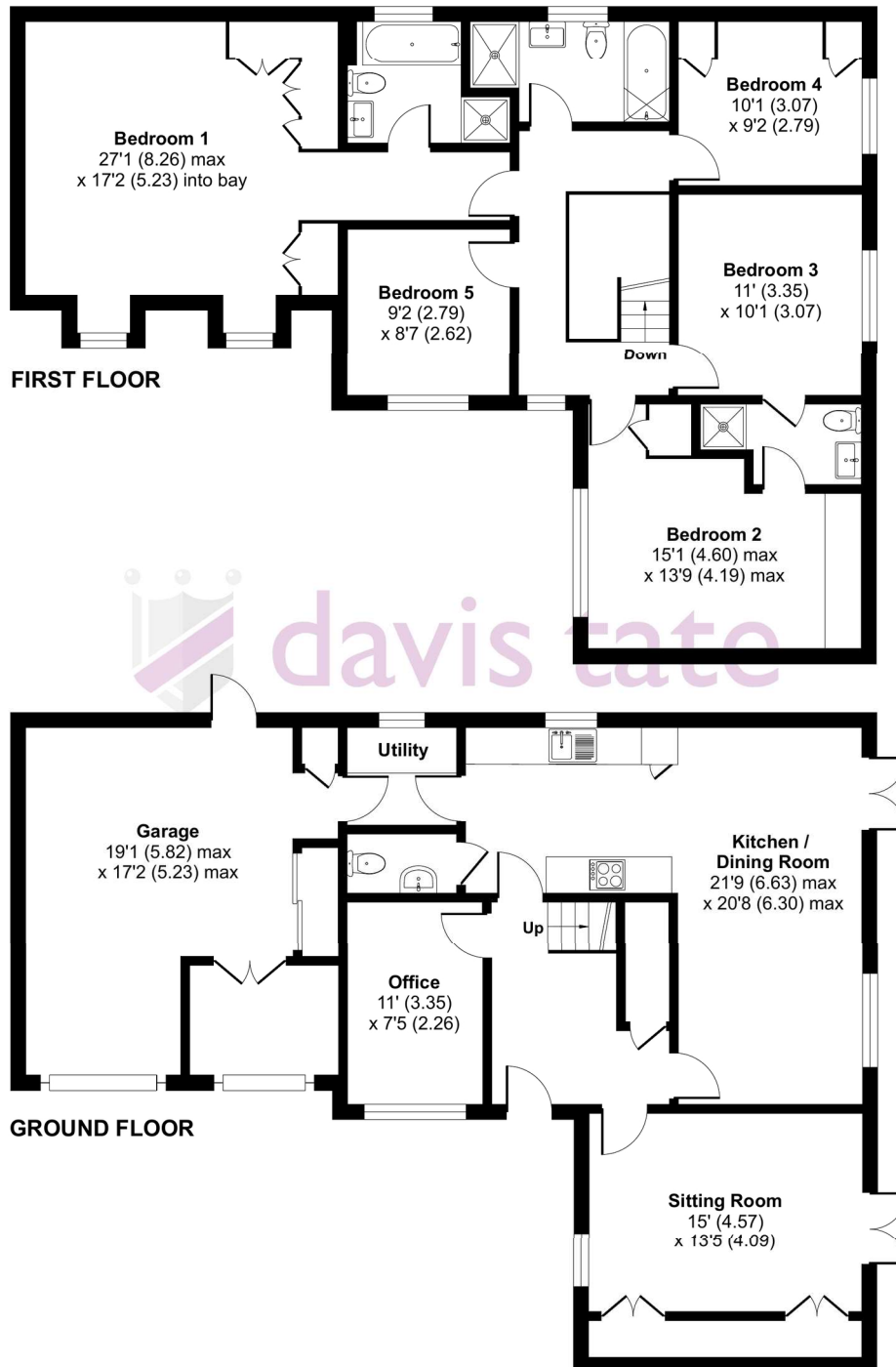


Approximate Area = 1864 sq ft / 173.1 sq m

Garage = 328 sq ft / 30.4 sq m

Total = 2192 sq ft / 203.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Davis Tate. REF: 1043615