



Bespoke

**Bespoke**

ESTATE AGENTS

3 Vickers Close, Shinfield

Guide Price £550,000



### 3 Vickers Close

Shinfield, Reading

Tucked away in a quiet cul-de-sac of just five homes, this spacious four-bedroom detached property sits on a corner plot within walking distance of Shinfield village green. Offering excellent scope to modernise or extend, with no onward chain.

Council Tax band: E

Tenure: Leasehold

- Quiet cul-de-sac setting of just five homes, offering privacy and a real sense of community
- Within easy walking distance of Shinfield village green, shops and local amenities
- Corner plot providing excellent outdoor space, generous parking and future potential
- Spacious four-bedroom layout ideal for growing families
- Well-balanced accommodation with separate living and dining rooms
- Rear garden offering privacy, space and scope for landscaping
- Integral garage and driveway parking for convenience
- Excellent scope to modernise, extend or reconfigure (subject to planning)
- Offered for sale with no onward chain
- A fantastic opportunity to create a forever home to your own taste and specification

### Entrance Proch

An enclosed porch providing a practical space for coats and shoes, helping to keep the main house tidy, with a door leading through to the entrance hall.

### Entrance Hall

A spacious and welcoming entrance hall with staircase to the first floor and useful storage. A practical layout that gives immediate access to the main living areas.

### Cloakroom

Fitted with W.C. and wash hand basin, conveniently located off the hallway.

### Living Room

19' 5" x 10' 10" (5.92m x 3.30m)

A generous main reception room, filled with natural light from the large front window and French doors to the rear. Well-proportioned and ideal for both everyday living and entertaining, with clear potential to modernise and create a more contemporary finish. Double opening doors to the dining room.

### Dining Room

9' 8" x 9' 0" (2.95m x 2.74m)

A separate dining room overlooking the rear garden, offering a defined space for family meals. Positioned perfectly for those looking to open up the layout and create a kitchen-dining space, subject to requirements.

### Kitchen

12' 8" x 9' 8" (3.86m x 2.95m)

A functional kitchen with a range of units and good worktop space, enjoying a pleasant outlook over the rear garden. While now dated, the layout works well and provides a solid base for refurbishment or reconfiguration. Door to garage and further door to rear garden.

### Landing

A galleried landing, with access to all rooms, light flooding in from a large window to front. Access to boarded loft space.

### Bedroom One

12' 5" x 10' 5" (3.78m x 3.18m)

A well-proportioned double bedroom overlooking the rear garden, offering a quiet and private outlook. The room



### Bedroom One

12' 5" x 10' 5" (3.78m x 3.18m)

A well-proportioned double bedroom overlooking the rear garden, offering a quiet and private outlook. The room benefits from built-in wardrobes and provides ample space for additional furniture.

### Bedroom Two

11' 0" x 9' 8" (3.35m x 2.95m)

Another generous double bedroom, also positioned to the rear with a pleasant garden outlook, making it an ideal principal or guest bedroom depending on requirements.

### Bedroom Three

11' 0" x 9' 5" (3.35m x 2.87m)

A good-sized bedroom overlooking the front, ideal as a child's room, guest bedroom, or home office.

### Bedroom Four

11' 0" x 8' 7" (3.35m x 2.62m)

A well-proportioned double bedroom with built-in storage, comfortably accommodating a double bed while offering excellent flexibility as a guest room, home office, or additional family bedroom.

### Bathroom

9' 0" x 6' 0" (2.74m x 1.83m)

A generously sized family bathroom fitted with a bath, separate walk-in shower, W.C. and wash basin. Fully functional but now dated, it offers an excellent opportunity for updating to suit modern tastes, with proportions rarely found in more modern homes.





## FRONT GARDEN

The property is set back from the road with a lawned front garden, complemented by a driveway providing off-road parking and access to the integral garage, enhancing both practicality and kerb appeal.

## GARDEN

A generous rear garden enjoying a good degree of privacy, with a wide layout that reflects the corner plot position. Laid to lawn with a patio area ideal for outdoor dining and entertaining, complemented by mature planting. A useful side area, currently housing a garden shed, provides additional storage or potential for further use, with gated access to both sides of the property.

## GARAGE

Single Garage

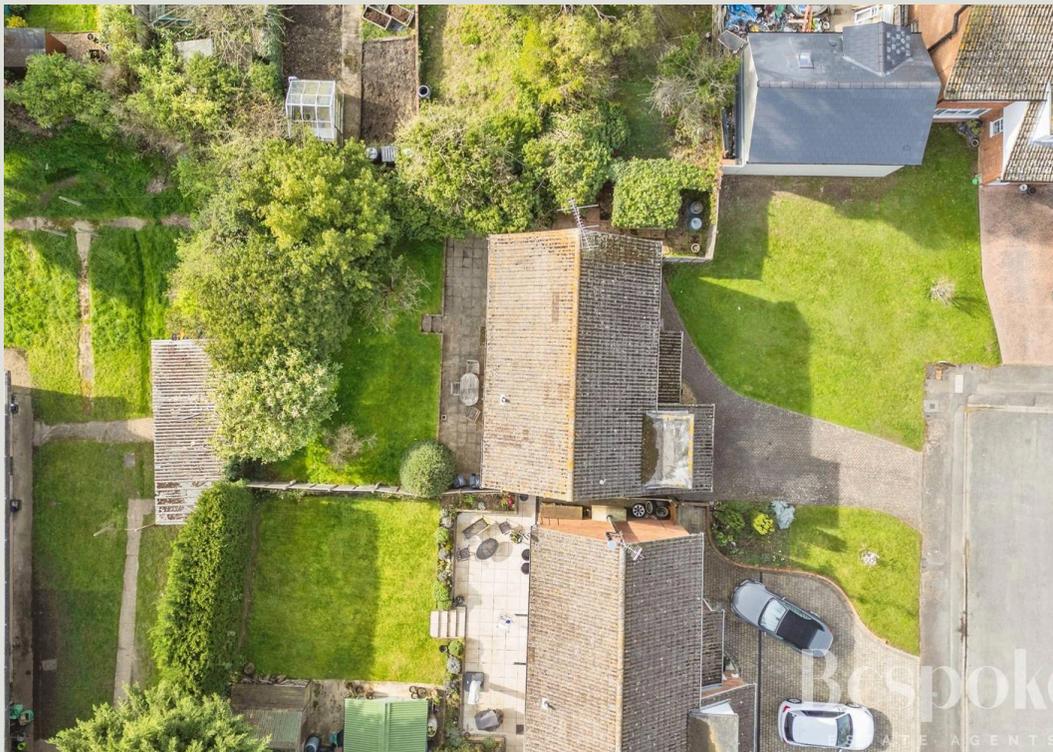
An integral garage providing excellent storage or secure parking, with power and lighting, and an electric roller shutter door. A window to the side allows for natural light, with an internal door leading through to the kitchen. The space also houses a wall-mounted Worcester boiler and offers clear potential for conversion, subject to the necessary permissions.



## DRIVEWAY

2 Parking Spaces

Driveway leading to garage provides ample off road parking.



**Ground Floor**  
Floor area 68.8 sq.m. (741 sq.ft.)



**First Floor**  
Floor area 61.7 sq.m. (664 sq.ft.)

**Total floor area: 130.5 sq.m. (1,405 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io