



Bespoke

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ESTATE AGENTS

83 Garrett Drive, Shinfield
In Excess of £500,000



83 Garrett Drive

Shinfield, Reading

Well-presented four-bed semi over three floors with spacious living, modern kitchen, en-suite, large garden, double driveway, and great access to amenities, schools, transport, and the M4. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern 4 bedroom townhouse set over three floors in a popular development
- Spacious living room with French doors opening onto the rear garden
- Contemporary kitchen with ample worktop space and room for dining
- Principal bedroom suite occupying the top floor with en-suite shower room
- Three further well-proportioned bedrooms offering flexibility for family living
- Stylish family bathroom plus ground floor cloakroom for added convenience
- Private, larger than average, low-maintenance rear garden with patio and lawn area
- Double driveway providing off-road parking for two vehicles. Additional visitors parking
- Well presented throughout, ready to move straight into
- Conveniently located for local amenities, schools, transport links and M4 access

Hallway

A bright and welcoming entrance hall providing access to all ground floor accommodation, with stairs rising to the upper floors and a useful sense of separation from the main living spaces.

Living Room

16' 6" x 10' 2" (5.04m x 3.11m)

A well-proportioned and beautifully presented living room, filled with natural light from French doors opening onto the rear garden. A comfortable and inviting space, ideal for both everyday living and entertaining.

Kitchen/Dining Room

15' 4" x 9' 9" (4.68m x 2.97m)

A modern, well-appointed kitchen fitted with a range of contemporary units, generous worktop space and integrated appliances. Positioned to the front of the property, offering a practical and stylish layout with space for informal dining.

Cloakroom

A convenient ground floor cloakroom fitted with a modern two-piece suite, ideal for guests and day-to-day use.

Landing

A central landing providing access to three well-proportioned bedrooms and the family bathroom, with stairs continuing to the second floor.

Bedroom 2

13' 6" x 9' 6" (4.12m x 2.90m)

A spacious double bedroom overlooking the rear garden, offering a calm and comfortable environment with ample space for wardrobes and additional furniture.

Bedroom 3

12' 1" x 9' 8" (3.68m x 2.95m)

Another well-sized double bedroom, ideal for family living, guests, or a home office, with plenty of natural light.





Bedroom 4

10' 3" x 6' 9" (3.12m x 2.06m)

A versatile fourth bedroom, perfect as a nursery, study, or single bedroom, depending on individual needs.

Bathroom

6' 8" x 5' 7" (2.04m x 1.70m)

A modern family bathroom fitted with a three-piece suite, including a bath with shower over, wash hand basin and W.C., finished in neutral tones.

Landing

Entrance to principle bedroom suite.

Bedroom 1

12' 10" x 16' 9" (3.92m x 5.11m)

A generous principal bedroom occupying the entire top floor, offering a peaceful and private retreat. Well-presented and thoughtfully arranged, with space for wardrobes and additional furniture.

En-suite

8' 2" x 5' 8" (2.48m x 1.72m)

A stylish en-suite shower room fitted with a modern suite, providing convenience and privacy to the principal bedroom.

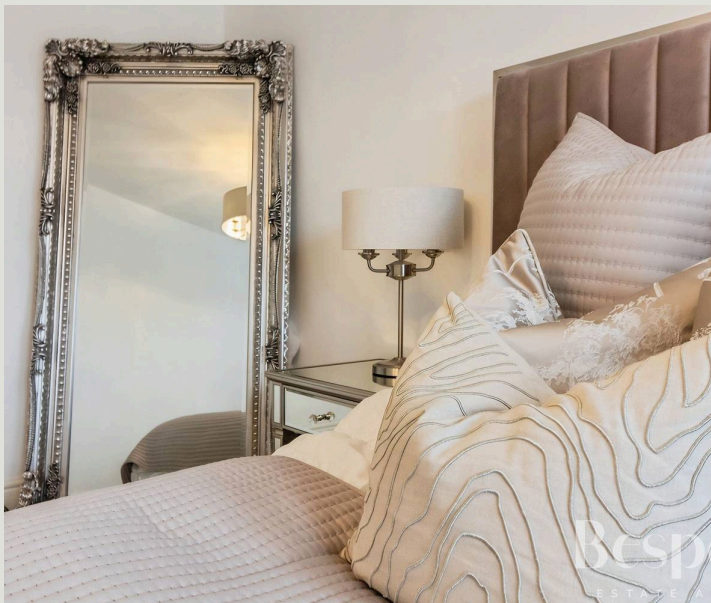
Garden

A generous, larger-than-average rear garden featuring a spacious patio ideal for outdoor dining and entertaining, leading onto a well-kept lawn. Fully enclosed for privacy with gated rear access, creating a safe and highly usable outdoor space.

DRIVEWAY

2 Parking Spaces

A generous double-width driveway providing off-road parking for two vehicles, offering both convenience and practicality for day-to-day living, with additional visitor parking nearby.

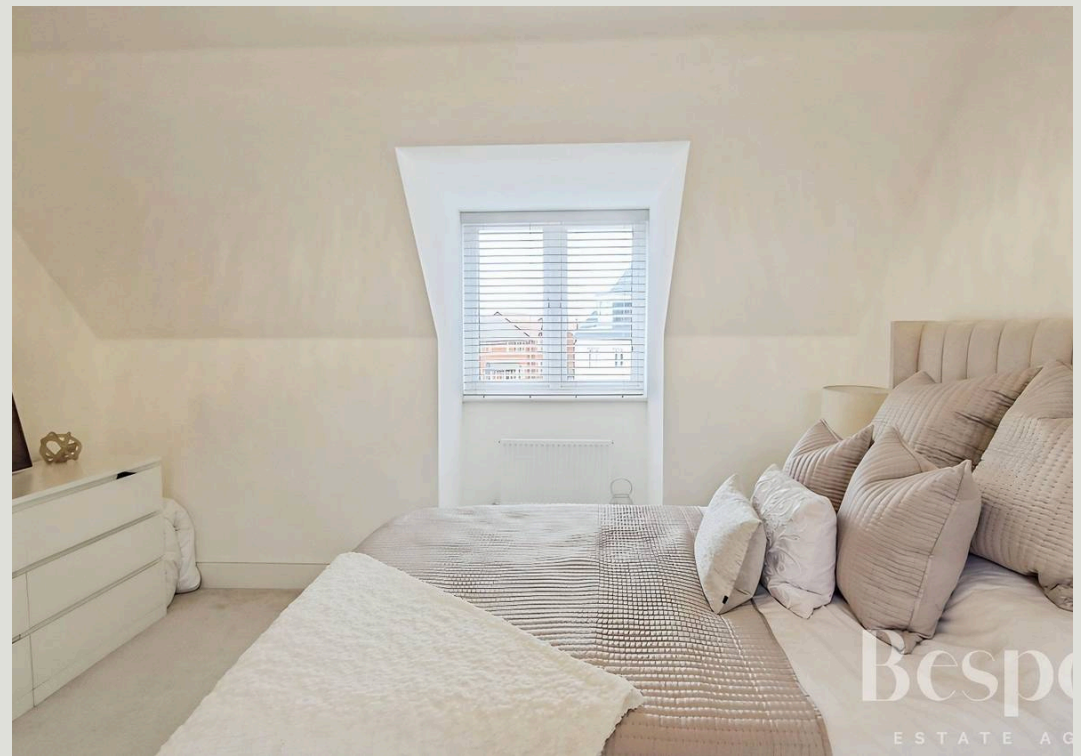


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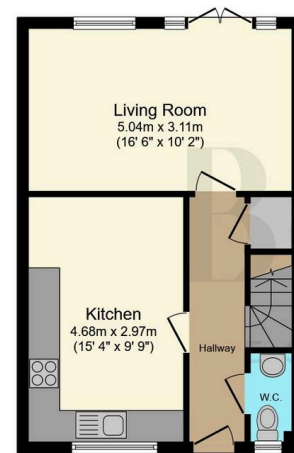
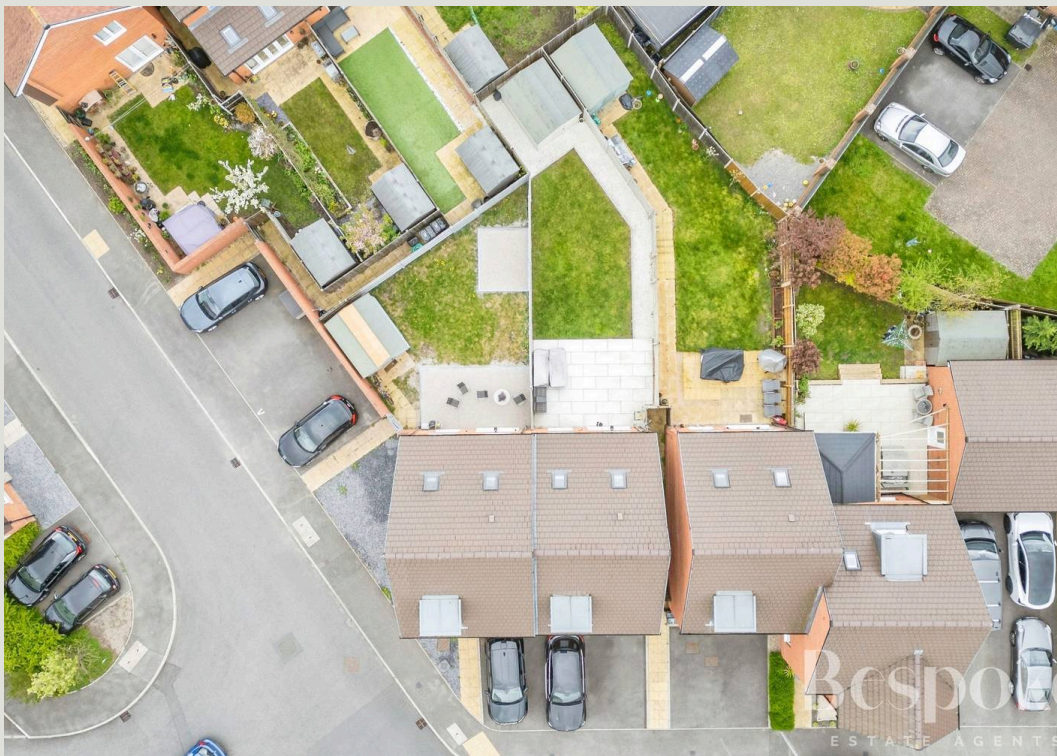
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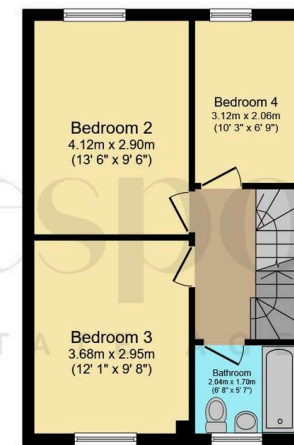




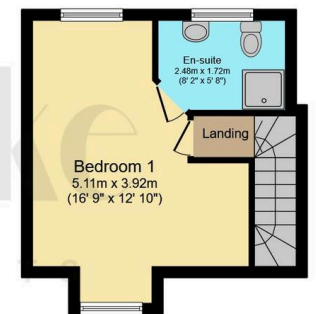




Ground Floor
Floor area 39.8 sq.m. (428 sq.ft.)



First Floor
Floor area 39.8 sq.m. (428 sq.ft.)



Second Floor
Floor area 24.3 sq.m. (261 sq.ft.)

Total floor area: 103.8 sq.m. (1,117 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