



Village Properties

117 Skylark Way
Shinfield, RG2 9AD

Price guide £400,000 Freehold



VillageProperties.co.uk

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TOTAL FLOOR AREA : 1116 sq.ft. (103.7 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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DESCRIPTION:

VP - Presented to the market in good decorative order, is this modern 3/4 bedroom townhouse. The property is situated in the popular village of Shinfield and is within walking distance of the local village primary schools and is also in the catchment area for the popular and sought after secondary school, Bohunt.

There is a good selection of local amenities, including a village post office, family run bakers and butchers. There are also several well regarded eateries, including the famed Michelin starred restaurant, L'ortolan.

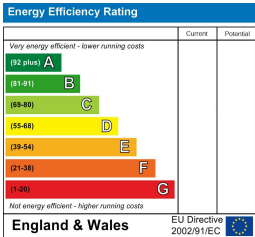
The accommodation comprises of entrance hall, a ground floor playroom/study, W/C, utility room and a spacious kitchen/ breakfast room with French doors to garden. On the first floor you will find a living room/bedroom 4 with a Juliet balcony, bedroom 2 with fitted wardrobes and a refitted Jack & Jill 2nd en-suite/main bathroom. On the second floor you'll find bedroom 3 and the master suite with built in wardrobes and a shower room.

Other benefits include a garage with courtyard parking, a newly laid patio alongside astroturf in the garden, which has a pleasant direct south facing aspect, and built in wardrobes to the master suite and bedroom 2. There is also a useful large pantry/store in the kitchen.

SUMMARY OF ACCOMMODATION:

- EASY ACCESS TO M4 J11
- GARAGE
- DOWNSTAIRS W/C
- WALKING DISTANCE TO LOCAL SCHOOLS
- SOUTH FACING GARDEN
- 3/4 BEDROOMS
- KITCHEN/ BREAKFAST ROOM
- 2 BATHROOMS
- COURTYARD PARKING
- RECENTLY DECORATED

ADDITIONAL INFO:



VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607
E: sales@villageproperties.org
W: www.villageproperties.co.uk

92 School Road
Reading
RG31 5AU