



KAI CARTER
ESTATES

CHRYSANTHEMUM DRIVE

SHINFIELD | READING

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THIS WARM, WELL PROPORTIONED HOME HAS 3 BEDROOMS AND 2 BATHROOMS WITH A PRETTY GARDEN. SITUATED IN A QUIET CORNER OF THIS POPULAR, FRIENDLY DEVELOPMENT, ALL ESSENTIAL SERVICES AND TRANSPORT LINKS ARE MINUTES AWAY.

3 bedrooms | 2 bathrooms | 1 reception room | kitchen/diner
charming patio garden | garage





The hallway leads to the living room, with solid wood floors and views over the front aspect. The generously sized kitchen/diner comes with all appliances and opens on to the back garden.



The kitchen has been fitted to a high spec with built-in appliances and a range oven. With an open plan design, the kitchen joins the dining area, large enough to host 18 seated guests. Hidden off the dining area is a large laundry room.





Upstairs the master suite includes an en-suite shower room, built-in wardrobe and view of the garden. The second double room and third small single share a family bathroom.

The house has a warm feel and has been well maintained by the current owners.



SELLER INSIGHT

My sons and I love living here, it's a safe area with a great sense of community. While the house is secluded and quiet we have everything we need on the doorstep.

Size wise the house has worked well for us; the boys have their own rooms and bathroom, and while they use the recreation ground to play, I love the garden as a quiet sanctuary. It's nature friendly with visiting birds and hedgehogs, and enough space to grow some of our own veg.

This is a really good area for families. The boys have made great friends who all knock for each other to go and play at the recreation ground at the end of the road. The resident's association organises several events a year including a BBQ, children's parties and street parties which really bring the community together.

We all get around without a car too, I use the bus which is just 5 minutes away and runs in to Reading every 15 minutes, my youngest son walks to school and the eldest cycles - there are good cycle routes around here.

We're moving just around the corner so we'll still be just as much a part of the community, and look forward to welcoming someone new to the area.





The garden opens from the kitchen, under a clematis covered pergola on to paving stones bordered by mature shrubs.

The property is tucked away from passing traffic, with a private garage and parking space.

THE LOCATION

Shinfield is a sought after village on the outskirts of Reading. Just metres from the house are a recreation ground and play park which plays host to several annual community events.

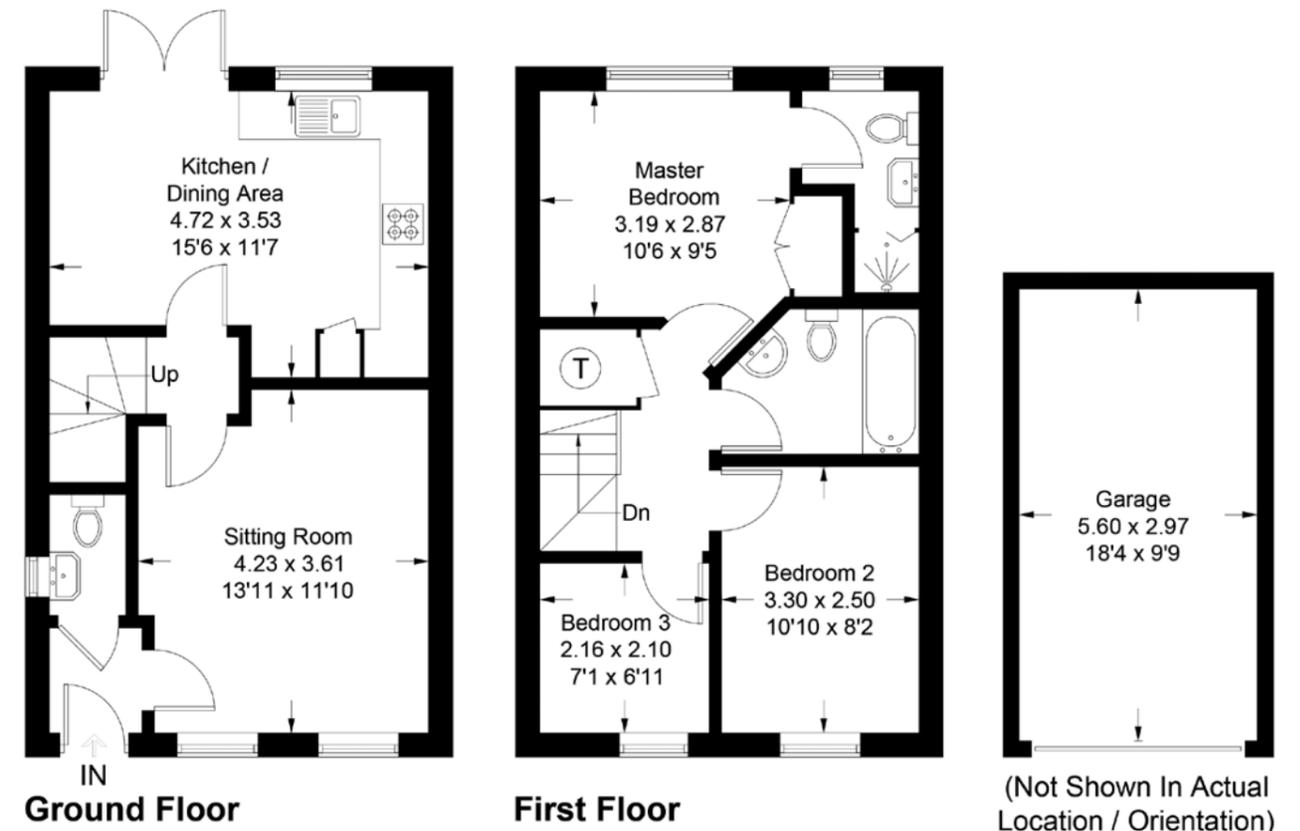
Within 3 miles are Green Park business park, Royal Berkshire Hospital and Reading University. Shinfield is popular with executives working in Reading, Basingstoke, London and along the M4 corridor.

This property affords peace and privacy in a warm community within minutes of local facilities and key business locations.

- M4 & A33: 2 miles
- Earley train station: 3.9 miles
- Winnersh train station: 4.4 miles
- Reading train station: 5.5 miles
- Bus stop to Reading & Wokingham: 5 minutes walk



FLOOR PLAN



Approximate Gross Internal Area =
808 sq.ft / 75.1 sq.m
Garage = 178 sq.ft / 16.5 sq.m
Total = 986 sq.ft / 91.6 sq.m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. © Elements Property. All enquiries must be directed to the agent, vendor or party representing this floor plan.

EPC Rating: C

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