



RICS

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Martin & Pole

Established 1846

ESTATE AGENTS

14 Aphelion Way Shinfield Reading RG2 9FR

Price £375,000 Freehold



14 Aphelion Way Shinfield Reading RG2 9FR



- ✓ Vacant, no chain - quick sale available
- ✓ Close to Green Park and M4
- ✓ Close to Foster Wheeler and ECMWF
- ✓ Not far from Crosfields School
- ✓ Near to regular bus services into town centre
- ✓ Off road parking for 2 cars
- ✓ Individual detached house
- ✓ Impressive top floor master suite
- ✓ Open plan kitchen and reception areas
- ✓ Downstairs cloakroom



- 3 bedrooms
- 2 bathrooms
- 1 reception room
- Detached

EER: C

Council Tax: E



The only one of its kind on the development – an impressive detached family home with stunning top floor suite, off road parking for 2 cars and open plan living on the ground floor.

Superbly located for access to business parks, motorway access and bus services.

The current owners have relocated so a quick sale is available if required.

There is an insulated timber workshop with light and power in the garden, as well as additional storage.

There are bus services in the area providing access past the University and Royal Berkshire Hospital into Reading town centre where there is a mainline railway station with fast services to Paddington as well as services to Waterloo, which run through Earley railway station. The new Crossrail link is scheduled to open at Reading in 2019 and the proposed station at Green Park is scheduled for 2020.

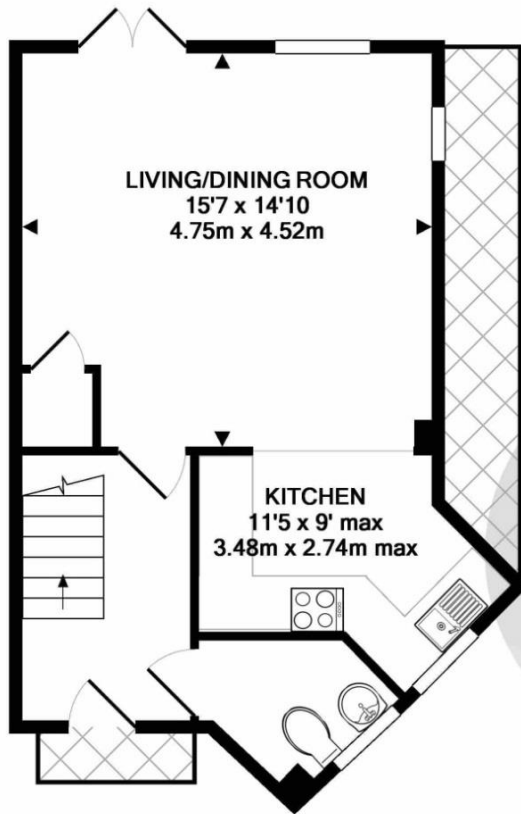
The M4 motorway can be joined either at Junction 11, where there is also the A33 south towards Basingstoke, or at Junction 10 where London then lies about 40 miles away and Heathrow Airport about 28 miles away.

IMPORTANT NOTICE RELATING TO THIS PROPERTY: We have endeavoured diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty whatever in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed and may change in the future, nor do they guarantee a place in the school. We have not checked whether any extension or alteration to the property complies with planning or building regulations. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. 1/28/2019 5:11 PM

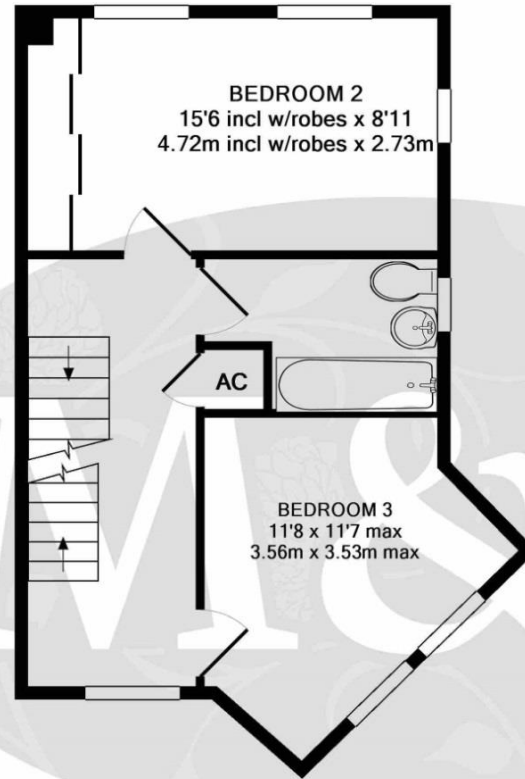


For further information or an appointment to view please contact our Earley branch on:

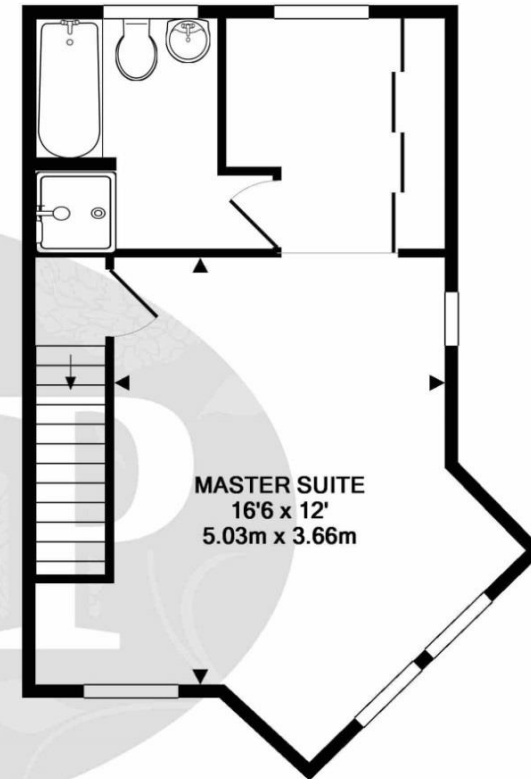
0118 926 4422 or earley@martinpole.co.uk



GROUND FLOOR
APPROX. FLOOR
AREA 404 SQ.FT.
(37.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 405 SQ.FT.
(37.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 405 SQ.FT.
(37.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1214 SQ.FT. (112.8 SQ.M.)

Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.
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