



Winkworth  
for every step...



Winkworth  
for every step...



Winkworth  
for every step...

**NEWLANDS CLOSE, READING, RG2 9LG**  
**£2,250 PER MONTH FURNISHED, UNFURNISHED**

**MODERN THREE BEDROOM SEMI DETACHED HOUSE IN SHINFIELD. AVAILABLE NOW.**

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)



for every step...

[winkworth.co.uk](http://winkworth.co.uk)



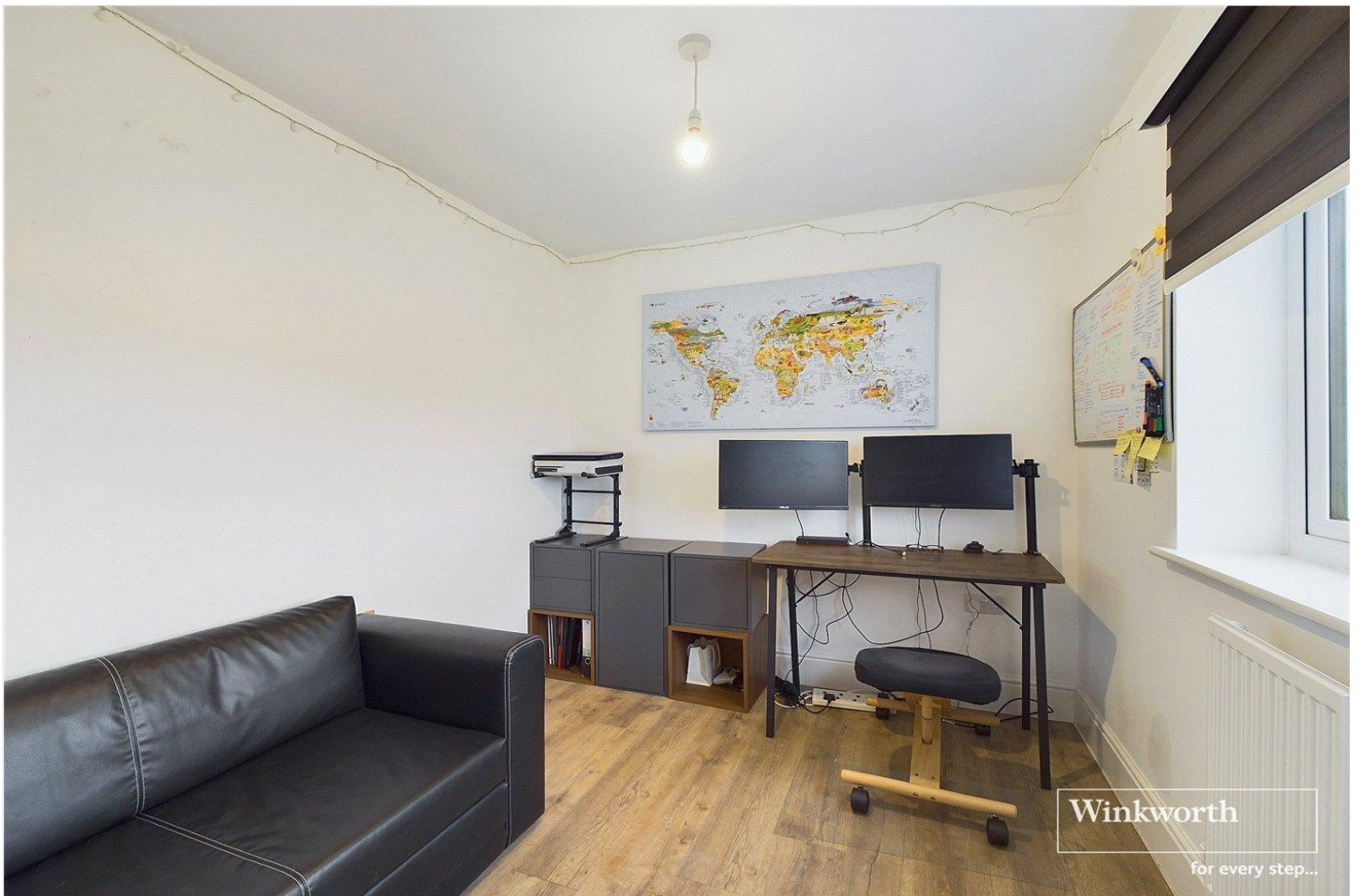
## DESCRIPTION:

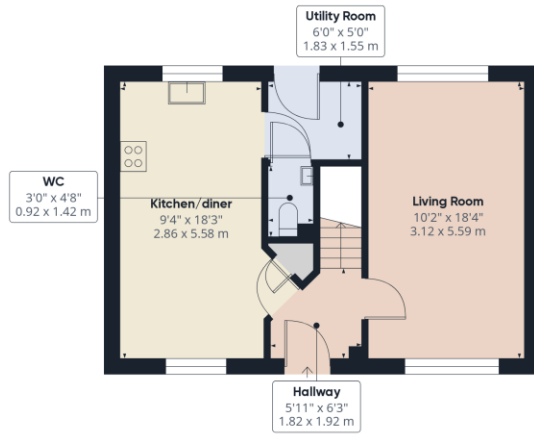
Modern three bedroom semi detached house overlooking Manor Park Pavillion in Shinfield ideally offering excellent access to the M4 at Junction 11, Green Park and Reading and Wokingham Town Centres by either bus or a short drive. The property comprises living room, kitchen/diner, utility room and cloakroom on the ground floor. Three bedrooms, en suite shower room to the master bedroom and a further three piece bathroom occupy the first floor. Additional features include window shutters on the ground floor, off road parking on the driveway and a private garden. Available now. Furnished or unfurnished.

## AT A GLANCE

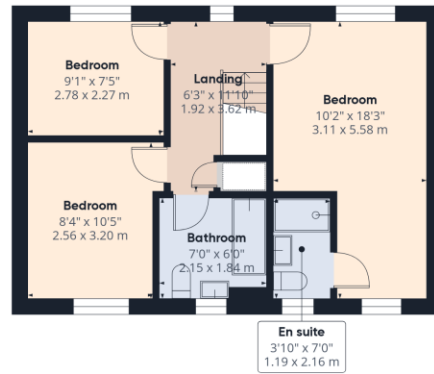
- Three bedroom semi detached house
- Popular Shinfield location
- Two bathrooms
- Driveway parking
- Council tax band D
- Available now
- Furnished or unfurnished







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

907.17 ft<sup>2</sup>  
84.28 m<sup>2</sup>

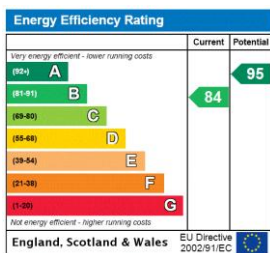
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Deposit: £2,596.15

Holding Deposit: £519.23

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Reading | 0118 4022 300 | reading@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.