



**Bespoke**  
ESTATE AGENTS

15 Maybank, Shinfield  
In Excess of £425,000



## 15 Maybank

Shinfield, Reading

Modern two bedroom home with first floor study in Shinfield Meadows. Features open plan integrated kitchen dining room, separate utility, cloak room, en suite, private garden with covered patio, loft storage, and two parking spaces.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern End of Terrace home in the sought after Shinfield Meadows development
- Spacious living room with large built in storage cupboard
- Stylish open plan kitchen dining room with integrated appliances
- French doors to a covered patio for year round inside outside living
- Separate utility room with plumbing for washing machine
- Ground floor cloakroom finished in contemporary décor
- Two bedrooms plus separate study created from adaptable layout
- Main bedroom with built in wardrobes and modern en suite
- Part boarded loft with pull down ladder and light, ideal storage
- Private rear garden plus two allocated parking spaces directly in front

### Hallway

A welcoming entrance hall that sets the tone for the home, offering a bright and practical space with room for coats, shoes and everyday essentials. The hall provides direct access to the living room and features stairs rising to the first floor, creating a natural flow through the property. Finished with the same modern flooring found throughout the ground floor, it ensures a cohesive and well presented feel from the moment you step inside.

### Living Room

11' 10" x 15' 7" (3.61m x 4.75m)

A bright and welcoming main living space, offering an excellent footprint for modern day-to-day living and entertaining. The room features a large window that brings in plenty of natural light, complemented by contemporary décor and wood-effect flooring that runs throughout the ground floor. There is ample space for a sizeable sofa arrangement, media unit and additional furnishings, while the large built in storage cupboard provides a practical solution for keeping the room clutter free. The living room flows naturally into the kitchen and dining area, creating a sociable and connected layout ideal for families and hosting.

### Kitchen/Dining Room

11' 11" x 12' 2" (3.63m x 3.70m)

A beautifully finished open plan kitchen and dining space, designed for both everyday convenience and effortless entertaining. The room features sleek high gloss cabinetry that offers excellent storage, complemented by stylish metro-tile splashbacks and under-cabinet lighting for a modern, polished feel. Integrated appliances include a dishwasher, oven, hob, and fridge freezer, keeping the layout clean and streamlined. There is generous worktop space for cooking, along with a dedicated dining area that comfortably accommodates a family table. To the rear, French doors open directly onto a covered patio, creating a seamless inside outside lifestyle ideal for year round use. Whether relaxing, entertaining or dining outdoors, this space extends the living area beautifully. An open doorway leads through to the utility area, providing additional storage and practicality while keeping household tasks neatly tucked away.





### Utility Room

4' 1" x 6' 7" (1.25m x 2.00m)

A practical and well positioned utility area, open from the kitchen and designed to keep daily tasks neatly separated from the main living space. The room includes plumbing and space for a washing machine, along with additional storage options ideal for laundry essentials and household items. A door leads directly through to the cloakroom, making this a highly functional layout for busy family life.

### Wc

A smart and modern cloakroom positioned off the utility room, finished with contemporary décor and a feature textured wall. The space includes a close coupled WC and a compact wash hand basin, along with room for accessories and storage. Bright, clean and stylish, it provides an ideal ground floor convenience for guests and everyday use.

### Landing

A central and well lit landing providing access to all first floor rooms. The space feels open and practical, with room for furniture or display pieces if desired. The landing also features a pull down ladder leading to a part boarded loft space with lighting. This is an excellent storage solution as it stands, and it also offers clear potential for future conversion into an additional room or workspace, subject to the usual planning and building regulations.

### Bedroom One

8' 9" x 12' 4" (2.67m x 3.76m)

A peaceful and well proportioned main bedroom enjoying plenty of natural light from its rear aspect window. The room is beautifully presented in soft neutral tones, creating a calm and inviting atmosphere. There is excellent built in storage with double fitted wardrobes, providing generous hanging and shelving space while keeping the room clutter free. Ample floor space allows for a double or king size bed alongside additional furniture such as drawers and bedside tables. A door leads through to the en suite, giving the room a private and self contained feel.





### En-suite

3' 10" x 9' 2" (1.17m x 2.80m)

A modern and well designed en suite serving Bedroom One, finished in neutral tones and contemporary tiling. The suite includes a large glazed shower enclosure, wash hand basin and close coupled WC, along with fitted storage to keep everyday essentials neatly organised. A real benefit is the rear aspect window, allowing natural light and ventilation to brighten the space and enhance comfort. Clean, stylish and practical, it adds a luxurious touch to the main bedroom.

### Bedroom Two

9' 3" x 10' 2" (2.82m x 3.10m)

A bright and comfortable bedroom overlooking the front of the property, offering a generous footprint ideal for a child's room, a cosy double, or guest bedroom. The room was originally part of a larger second bedroom, and the current owners have thoughtfully added a partition to create the adjacent study. This makes the layout incredibly flexible and could be retained or easily reconfigured to suit individual needs. A lovely, welcoming space with plenty of natural light and room for bedroom furniture.

### Study

5' 11" x 10' 0" (1.80m x 3.05m)

A well designed and highly practical study, created from part of the original second bedroom to provide an ideal workspace for modern living. The room enjoys a pleasant front aspect outlook and benefits from excellent natural light, making it perfect for home working, gaming or focused study. The space comfortably accommodates a full sized desk, office chair and shelving, and also includes a large built in storage cupboard, offering valuable additional space for files, equipment or household items. Should a buyer prefer a larger second bedroom, the layout could be easily reconfigured, giving the home superb flexibility.





### Bathroom

5' 9" x 7' 11" (1.76m x 2.41m)

A bright and well presented family bathroom featuring a modern three piece suite. The room includes a full sized bath with mixer tap and handheld shower, complemented by contemporary tiling that creates a clean and calming feel. A side aspect window brings in natural light and ventilation, enhancing comfort and helping keep the space fresh. There is also space for additional storage solutions if required. A practical and inviting bathroom, ideal for both family use and relaxation.

### Garden

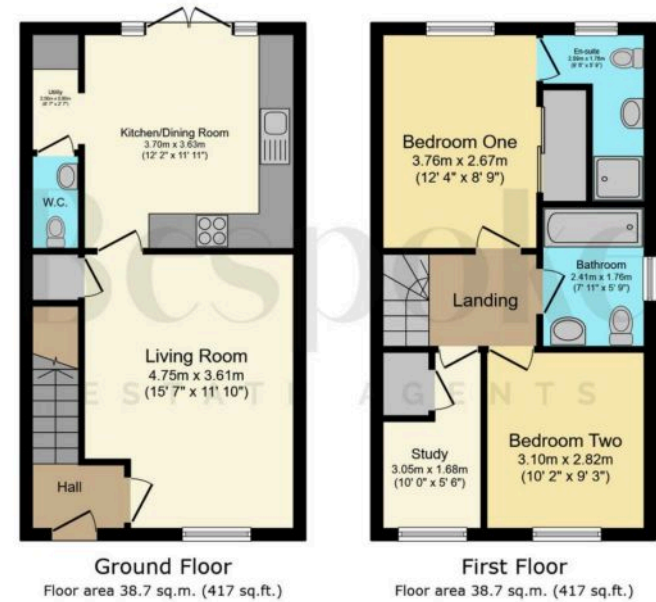
A superb feature of the home, the rear garden offers a brilliant blend of usable lawn, raised planting and versatile entertaining space. Directly off the kitchen-dining room, the garden opens onto a large covered patio area, perfect for year round enjoyment. Whether used for outdoor dining, relaxing with friends or providing shade for children to play, it creates a true extension of the living space. Beyond the patio, the garden is laid mainly to lawn with well kept borders and raised beds that add colour and interest. There is also space for play equipment, seating or further planting. The garden feels private and enclosed, making it ideal for families, pets and entertaining. A practical side gate and storage area complete the space, ensuring the garden works beautifully for everyday living.

### Allocated parking

2 Parking Spaces

To the front of the property there are two allocated parking spaces positioned directly outside, offering effortless convenience for daily use and visitor parking. The arrangement provides easy access to the home while keeping parking secure and clearly designated.





Total floor area: 77.5 sq.m. (834 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](http://www.Propertybox.io)