

31 Harrington Close, Lower Earley, Reading,
Berkshire. RG6 3BU.



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£390,000 Freehold

****NO ONWARD CHAIN**** – This two-bedroom end-terraced home, set on a generous corner plot, offers a prime location in a cul-de-sac with views over Laurel Park from the side of the property. Perfect for first-time buyers or investors, this home is within easy walking distance to local shops, amenities, and top-rated primary and secondary schools. The accommodation includes an entrance porch, a spacious living room, a kitchen/breakfast room, an extended utility room with access to the integral garage, a conservatory, and a shower room. Additional features include UPVC double glazing, a private driveway for ample parking, and an integral single garage. Externally, the property benefits from a pleasant rear garden, and a generous front garden. While some modernization is needed, it offers a fantastic opportunity for a first-time buyer to personalize it or for an investor, given the high demand for rental properties in the area.

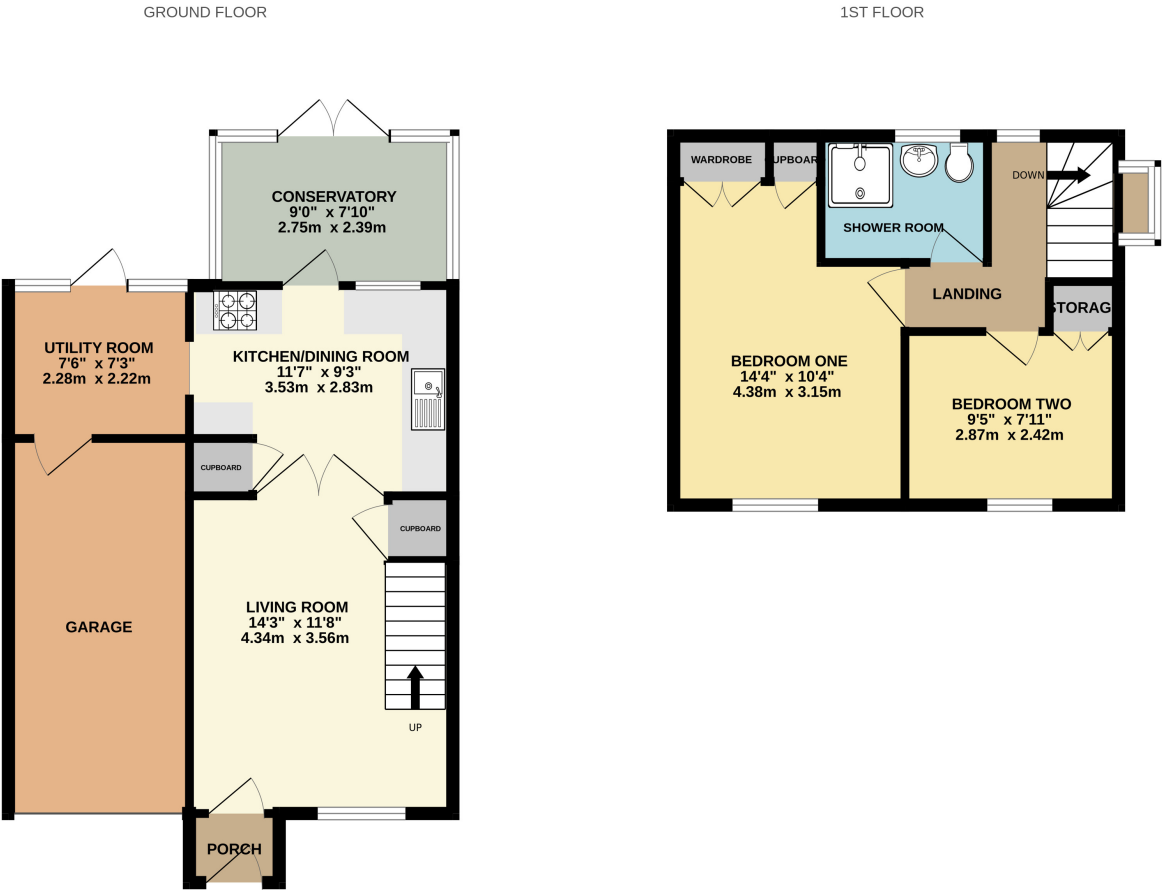
- NO ONWARD CHAIN
- Two bedrooms
- End of terraced
- Generous plot
- Overlooking Laurel Park to the side
- Utility room & conservatory
- Integral garage & driveway parking
- Walking distance to local shops, amenities, and schools
- Cul-de-sac location

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



Whilst every attempt 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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Property Description

| | |
|------------------------|-------------------|
| Ground Floor | Shower Room |
| Porch | Outside |
| Living Room | Front Garden |
| Kitchen/Breakfast Room | Rear Garden |
| Utility Room | Garage & Driveway |
| Conservatory | Council Tax Band |
| First Floor | C |
| Landing | |
| Bedroom One | |
| Bedroom Two | |