

19 Binbrook Close, Lower Earley, Reading,  
Berkshire. RG6 3BW.



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£335,000 Freehold

Arins Property Services are pleased to offer for sale this well maintained two bedroom middle terrace house situated in a quiet cul de sac in Lower Earley, which a suburb to the south east of Reading in central Berkshire. The accommodation comprises hall, lounge/dining room, kitchen, two good size bedrooms and a shower/wet room. To the outside is a small front garden ,allocated parking and to the rear is a very private sunny garden mainly laid to lawn overlooking a junior school playing field, which gives a high degree of privacy. The location is fabulous as its close to all local amenities. Locally the ASDA superstore is only a few minuets away at the district centre which also benefits from a Boots the chemist, M&S food hall, fast food outlets and a 24 hour garage. Also locally is the Loddon Valley Leisure centre which benefits from a 25 metre swimming pool. For the commuter the A329M is only a short drive away and both Winnersh Triangle and Earley main line rail stations are close by. A local bus link to Reading is within walking distance and takes approximately thirty minutes to Reading town centre. For buyers with children, both Hawkedon and Loddon primary schools are within walking distance. There is a choice of secondary schools including Maiden Erlegh, Bulmershe and The Forest. The property is sold with no onward chain and vacant possession. EPC to follow

- Quiet cul de sac location
- Two good size bedrooms
- Allocated parking space
- Close to all amenities
- Doctors surgery within walking distance
- Bus routes within walking distance
- Rear garden overlooking school playing fields with rear gated access
- Shower room/wet room converted for the elderly but can easily be converted back
- Part double glazed and gas warm air central heating
- Good decorative order and new flooring throughout except the shower room

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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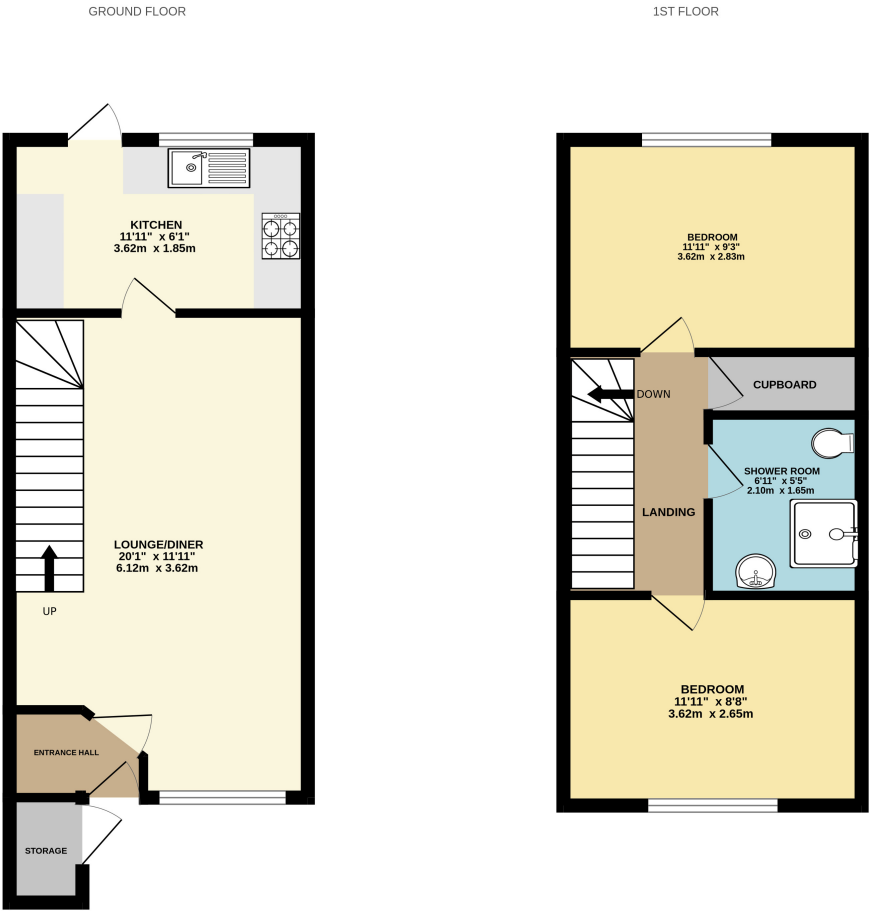
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



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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

Hall

Lounge/dining room

3.62m x 6.12m (11' 11" x 20' 1")

Kitchen

3.62m x 1.85m (11' 11" x 6' 1")

FIRST FLOOR

Landing

Bedroom one

3.62m x 2.65m (11' 11" x 8' 8")

Bedroom two

3.62m x 2.83m (11' 11" x 9' 3")

Shower /wet room

2.10m x 1.65m (6' 11" x 5' 5")

OUTSIDE

Small front garden

Allocated parking

Outside storage cupboard

Rear garden

Council Tax Band

C