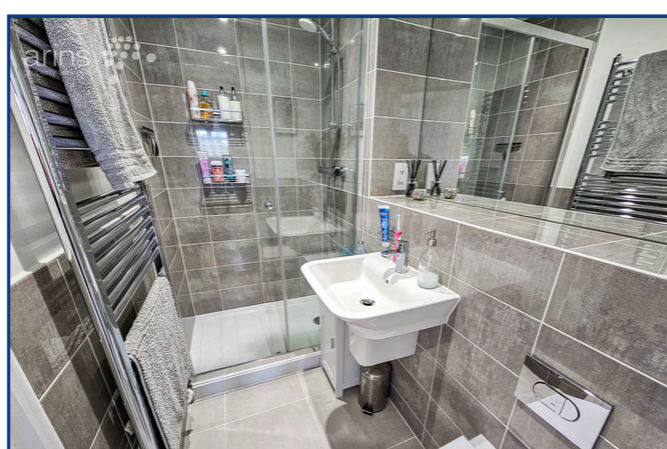
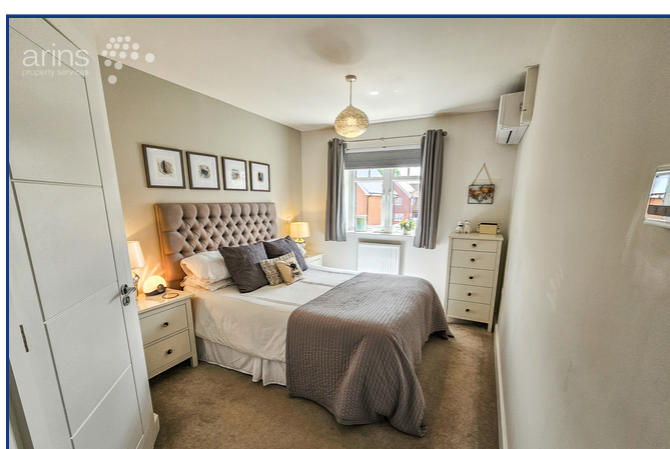
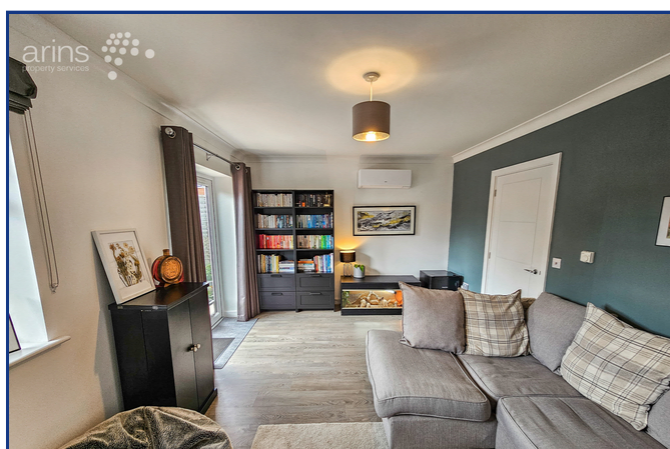
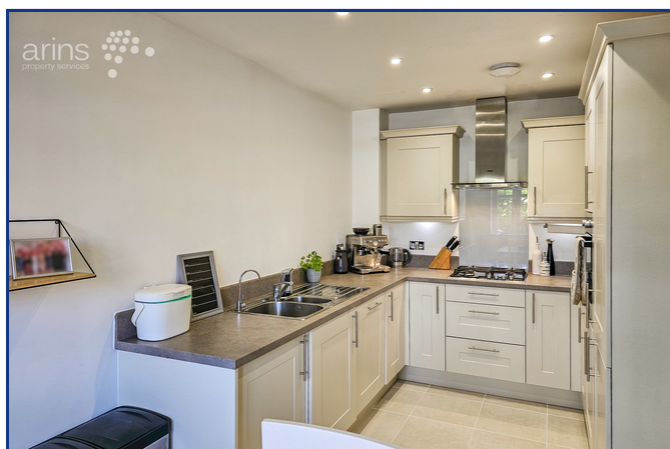


21 Simonds Grove, Spencers Wood, Reading,  
Berkshire. RG7 1BH.



3 Maiden Lane Centre  
Berkshire  
Reading RG6 3HD  
Tel: 0118 926 8260  
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21 Simonds Grove, Spencers Wood, Reading,  
Berkshire. RG7 1BH.

465000 £465,000 Freehold

Arins property Services are pleased to present for sale this extremely well maintained five year old Bewley built three bedroom semi detached home situated at the end of a quiet cul de sac location in Spencers wood which is a town approximately 7 miles south of Reading in central Berkshire. The ground floor accommodation comprises entrance hall, kitchen/diner, cloakroom and living room. The first floor accommodation comprises landing, master bedroom with en suite shower room, two further bedrooms and bathroom. Outside is allocated parking, side access and the rear is a garden laid to lawn with patio area. The location gives easy access to all amenities including some local shops such as a Co Op store in the nearby village of Shinfield. Further afield in Lower Earley, only a ten minute drive away is a large Asda superstore complex catering for all your weekly shopping needs. The district centre in lower Earley also benefits from a further array of shops such as Boots the chemist and Marks and Spencers. The Loddon valley leisure centre which includes a large 25 meter pool is only a ten minute drive away located next to ASDA. The property benefits from gas central heating, double glazing and a modern integrated kitchen with appliances. There are a number of primary schools nearby and this home falls within the Bohunt secondary school catchment. For the commuter the M4 motorway is only a short distance away and there is a regular bus service into Reading close to the property. This property has been really well maintained by the current owners and we highly recommend an internal viewing.

- Quiet cul de sac location
- Modern fitted kitchen with integrated white goods
- Cloakroom
- Gas central heating, double glazed and water softener
- Enclosed private rear garden
- Two allocated parking spaces
- Master bedroom with en-suite and two further bedrooms
- Close to all local amenities
- Excellent decorative condition
- Modern family bathroom

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.

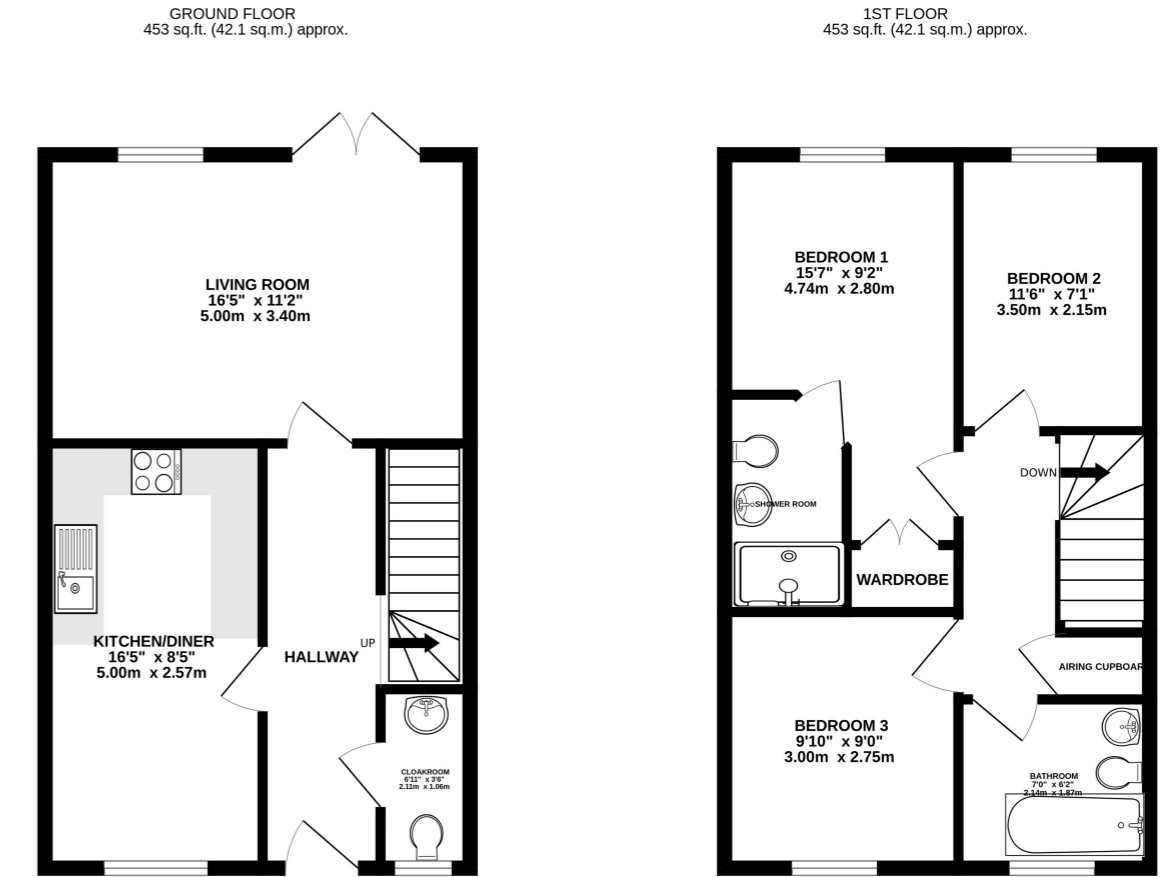


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.  
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**

**Hallway**

**Cloakroom**

2.11m x 1.06m (6' 11" x 3' 6")

**Kitchen/Diner**

5.00m x 2.57m (16' 5" x 8' 5")

**Living room**

**First floor**

**landing**

**Bedroom One**

4.74m x 2.80m (15' 7" x 9' 2")

**En Suite**

**Bedroom Two**

3.50m x 2.15m (11' 6" x 7' 1")

**Bedroom Three**

3.00m x 2.75m (9' 10" x 9' 0")

**Bathroom**

2.14m x 1.87m (7' 0" x 6' 2")

**Outside**

**Allocated Parking**

**Rear Garden**

**Council Tax Band**

D

