

47 Conygree Close, Lower Earley, Reading,
Berkshire. RG6 4XE.



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£600,000 Freehold

Arins property services are very pleased to offer to the market for sale this well maintained four bedroom detached family home situated in a sought after location in Lower Earley which is a suburb to the south east of Reading in central Berkshire. The accommodation comprises hall, cloakroom, living room, dining room, kitchen/breakfast room, master bedroom with en suite shower room, three further bedrooms and a family bathroom. To the outside id driveway parking and gated access to rear garden. The rear garden is mainly laid to lawn with small patio area. The location is ideal as it offers easy access to the district centre which incorporates a large ASDA super store complex incorporating a Boots the chemist. The district centre also benefits from a M&S food store, Iceland, fast food outlets and a 24 hour garage. Nearby is Loddon Valley leisure centre which benefits from a 25m pool and gym facilities. For buyers with children, primary schools are within walking distance and secondary schools are only a short cycle away. For the commuter the A329M is nearby giving access to the M4. Within walking distance you can catch a bus to Reading which takes approximately 30 minutes to Reading town centre which also benefits from a mainline railway station giving access to London Paddington via the Elizabeth line. This property benefits from no onward chain.

- 4 Bedroom Detached Home
- Close to all amenities and local shops
- Lounge and separate dining room
- Kitchen/breakfast room
- Cloakroom
- Master bedroom with en suite shower room
- Integral garage & driveway parking
- Gas central heating & double glazing
- Private enclosed rear garden
- Modern family bathroom
- No onward chain

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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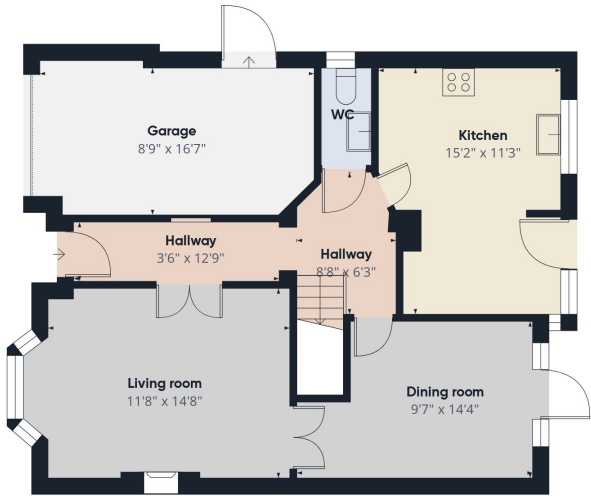


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

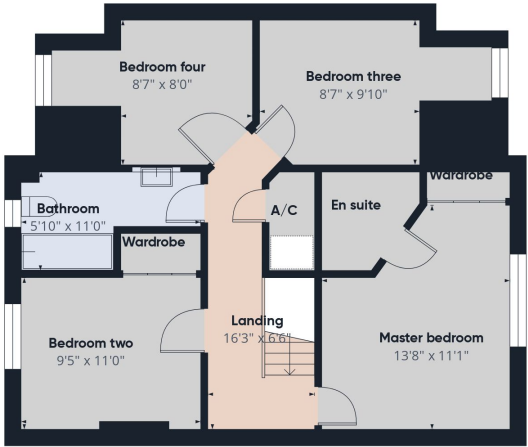
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Floor 0



Floor 1

Approximate total area^m
1351 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Property Description

GROUND FLOOR

Hall

3' 6" x 12' 9" (1.07m x 3.89m)

Cloakroom

Living room

11' 8" x 14' 8" (3.56m x 4.47m)

Dining room

9' 7" x 14' 4" (2.92m x 4.37m)

Kitchen

11' 3" x 15' 2" (3.43m x 4.62m)

FIRST FLOOR

Landing

Master bedroom

11' 1" x 13' 8" (3.38m x 4.17m)

En suite shower room

Bedroom two

9' 5" x 11' 0" (2.87m x 3.35m)

Bedroom three

8' 7" x 9' 10" (2.62m x 3.00m)

Bedroom four

8' 7" x 8' 0" (2.62m x 2.44m)

Bathroom

5' 10" x 11' 0" (1.78m x 3.35m)

Outside

Front garden with driveway parking

Rear garden

Integral garage

8' 9" x 16' 7" (2.67m x 5.05m)

Council Tax Band

E

