

71 Collins Drive, Earley, Reading, Berkshire. RG6 5AE.



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71 Collins Drive, Earley, Reading, Berkshire. RG6 5AE. Guide £535,000 Freehold

****NO ONWARD CHAIN**** A well-presented three-bedroom detached family home, built by Charles Church Homes in 2015 and thoughtfully extended on the ground floor to include a high-quality family room by Anglian. The ground floor features a spacious entrance hall, WC, a modern kitchen/dining room with French doors to the garden, a living room, and the extended family room, which also opens onto the garden—ideal for entertaining or everyday living. Upstairs, there are three well-proportioned bedrooms. The master benefits from fitted wardrobes and an en-suite shower room, complemented by a contemporary family bathroom. Externally, the property offers a detached garage, driveway parking, and a good-sized garden. Situated on the highly sought-after Collins Drive in Earley, this home falls within the catchment for prestigious schools including Reading Grammar, Kendrick Grammar, Maiden Erlegh, Radstock Primary, and Whiteknights Primary School. The property is just a 7-minute walk from Loddon Valley Leisure Centre and the Asda Complex, offering easy access to shopping, leisure and fitness facilities. The nearby Maiden Erlegh Nature Reserve provides peaceful green space for walks, while Earley train station and the Elizabeth Line offer excellent transport links to Reading and London. Reading Town Centre is easily accessible and offers a wide range of high street and designer shops, riverside dining, and cafés. Reading University and Royal Berkshire Hospital are both within two miles, served by convenient local bus routes.

- NO ONWARD CHAIN
- Detached 3-bed family home (built 2015 by Charles Church)
- Quality ground floor extension by Anglian
- Modern kitchen/diner
- Bedroom one with fitted wardrobes & en-suite
- Detached garage & driveway parking
- Downstairs WC
- Spacious rear garden
- Prime Collins Drive location in Earley
- Catchment for top schools
- Great transport links to Reading & London

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.

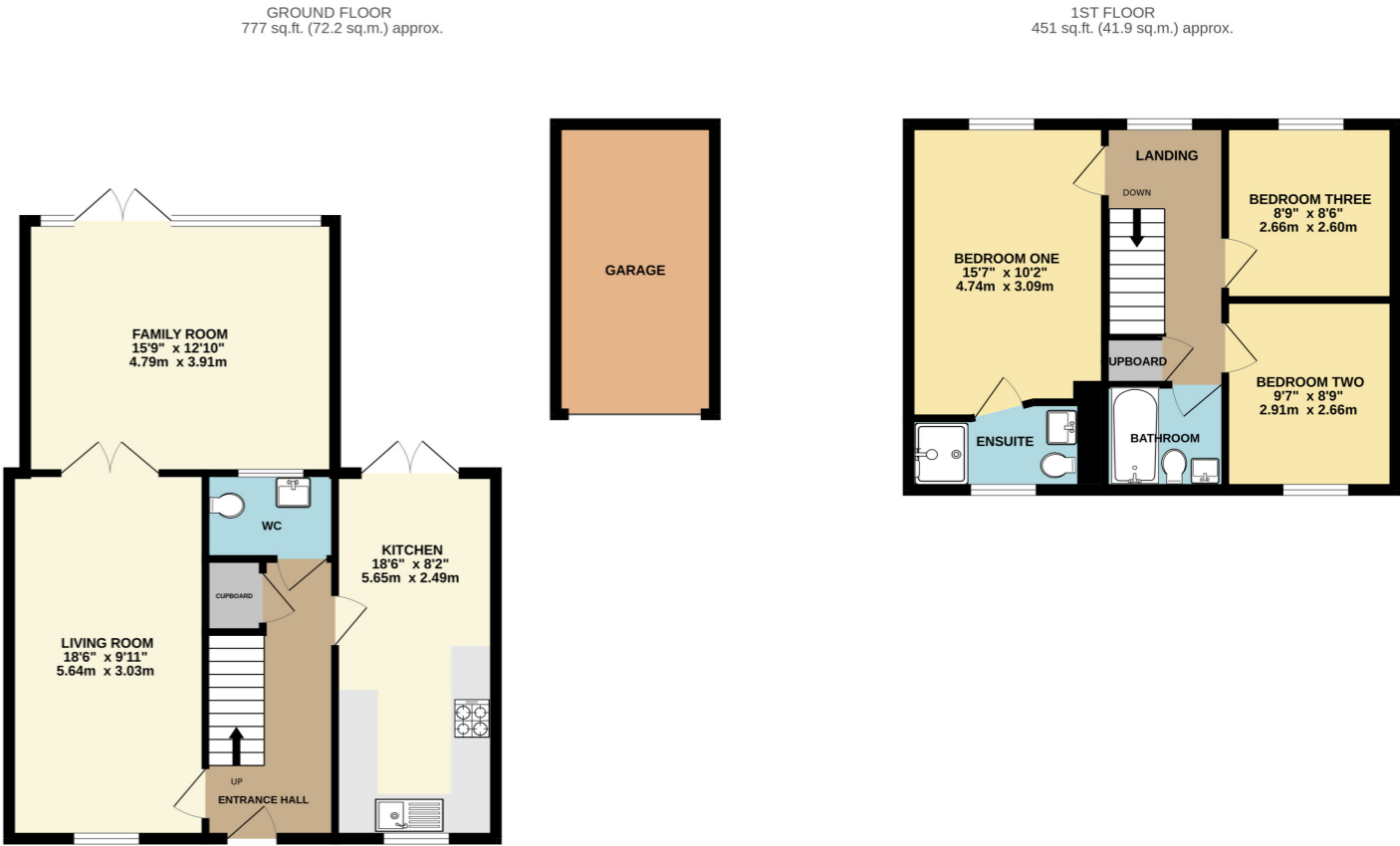


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Property Description

Ground Floor

Entrance Hall

WC

Kitchen

5.65m x 2.49m (18' 6" x 8' 2")

Living Room

5.64m x 3.03m (18' 6" x 9' 11")

Family Room

4.79m x 3.91m (15' 9" x 12' 10")

First Floor

Landing

Bedroom One

4.74m x 3.09m (15' 7" x 10' 2")

Ensuite

Bedroom Two

2.91m x 2.66m (9' 7" x 8' 9")

Bedroom Three

2.66m x 2.60m (8' 9" x 8' 6")

Bathroom

Outside

Front Garden

Rear Garden

Garage & Driveway

Council Tax Band

E