

Crown Lane, Theale, Reading, Berkshire. RG7.



4 Overdown Road
Berkshire
Reading RG31 6PR
Tel: 01189 412951
www.arins.co.uk



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£395,000 Freehold

Arins Property Services are delighted to present this exceptional investment opportunity, perfect for those seeking their next development project or portfolio addition. Originally a three-bedroom semi-detached house, which was converted into two self-contained apartments, offering rental potential. In addition to the main accommodation, the property also boasts a substantial detached garage featuring a shower room and three spacious reception rooms, presenting further development possibilities. Set in the heart of Theale, this versatile property offers tremendous scope to:

Revert to its original layout as a charming family home with generous living space

Convert into multiple flats, subject to the necessary planning permissions

Extend or redevelop the garage area to maximize value

Situated in a desirable and well-connected location, this property is just moments from local amenities, schools, and excellent transport links—making it ideal for families and tenants alike.

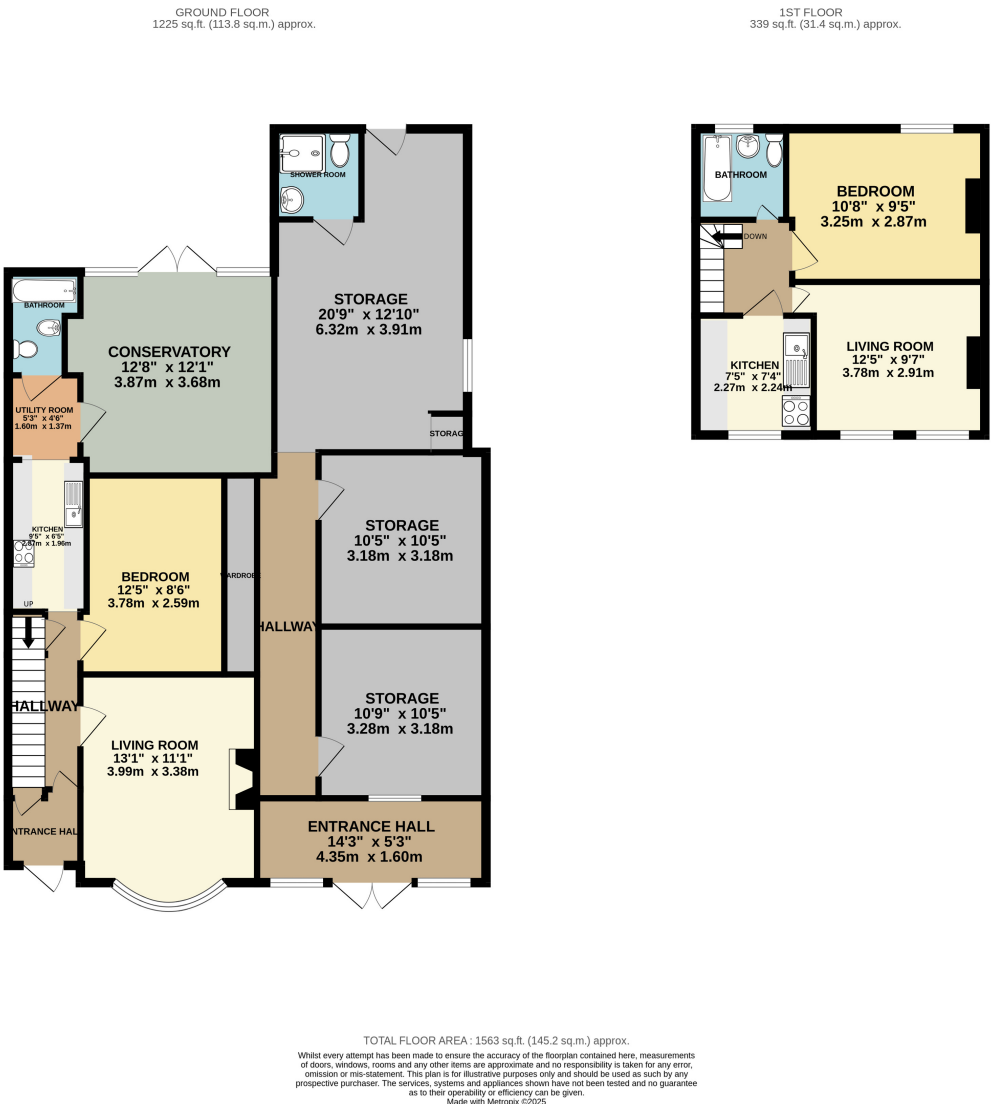
- No Onward Chain
- Development Potential
- Driveway Parking
- Private Rear Garden
- Originally a Three Bedroom Semi-Detached House
- Close to local transport links

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



Property Description

Ground Floor

Entrance Hall

Living Room

11' 1" x 13' 1" (3.38m x 3.99m)

Bedroom

12' 5" x 8' 6" (3.78m x 2.59m)

Kitchen

6' 5" x 9' 5" (1.96m x 2.87m)

Bathroom

4' 5" x 6' 5" (1.35m x 1.96m)

Conservatory

12' 1" x 12' 8" (3.68m x 3.86m)

First Floor

Bathroom

7' 1" x 9' 0" (2.16m x 2.74m)

Sitting Room

12' 5" x 9' 7" (3.78m x 2.92m)

Bedroom

10' 8" x 9' 5" (3.25m x 2.87m)

Kitchen

7' 4" x 7' 5" (2.24m x 2.26m)

Garage

Room One

12' 10" x 20' 9" (3.91m x 6.32m)

Shower Room

5' 5" x 5' 8" (1.65m x 1.73m)

Room Two

10' 5" x 10' 5" (3.17m x 3.17m)

Room Three

10' 5" x 10' 9" (3.17m x 3.28m)

Front Entrance

14' 3" x 5' 3" (4.34m x 1.60m)

Outside Space

Driveway Parking

Private Rear Garden

Council Tax Band

C

