

Paddick Drive, Lower Earley, Reading, Berkshire.  
RG6 4HF.



3 Maiden Lane Centre  
Berkshire  
Reading RG6 3HD  
Tel: 0118 926 8260  
www.arins.co.uk



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£675,000 Freehold

Occupying a fantastic quiet position overlooking parkland is this impressive McLean built detached family home, that has been extremely well kept by the current owners. The property provides excellent access to local Business Parks, local bus routes and is within walking distance of the Maiden Lane Centre with its shops, restaurants, pub, café and Sainsbury's Local. The property also has access to local schools, M4 Junction 10 as well as Reading University and Earley Railway Station. The downstairs accommodation comprises an entrance hall, cloakroom, a brand new kitchen, dining room, living room and a fantastic conservatory with an tiled roof. To the first floor you have a landing, four bedrooms all of which benefit built in wardrobes and an ensuite to the master, as well as a family bathroom. Further benefits include a pleasant frontage with lawned area and ample parking, a well maintained rear garden and an integral garage.

- Overlooking Parkland
- Quiet Position On Development
- McLean Built Family Home
- Detached
- Four Bedrooms
- Extremely Well Presented
- Brand New Kitchen
- Conservatory
- Pleasant Rear Garden
- Ensuite To Master
- Garage & Driveway

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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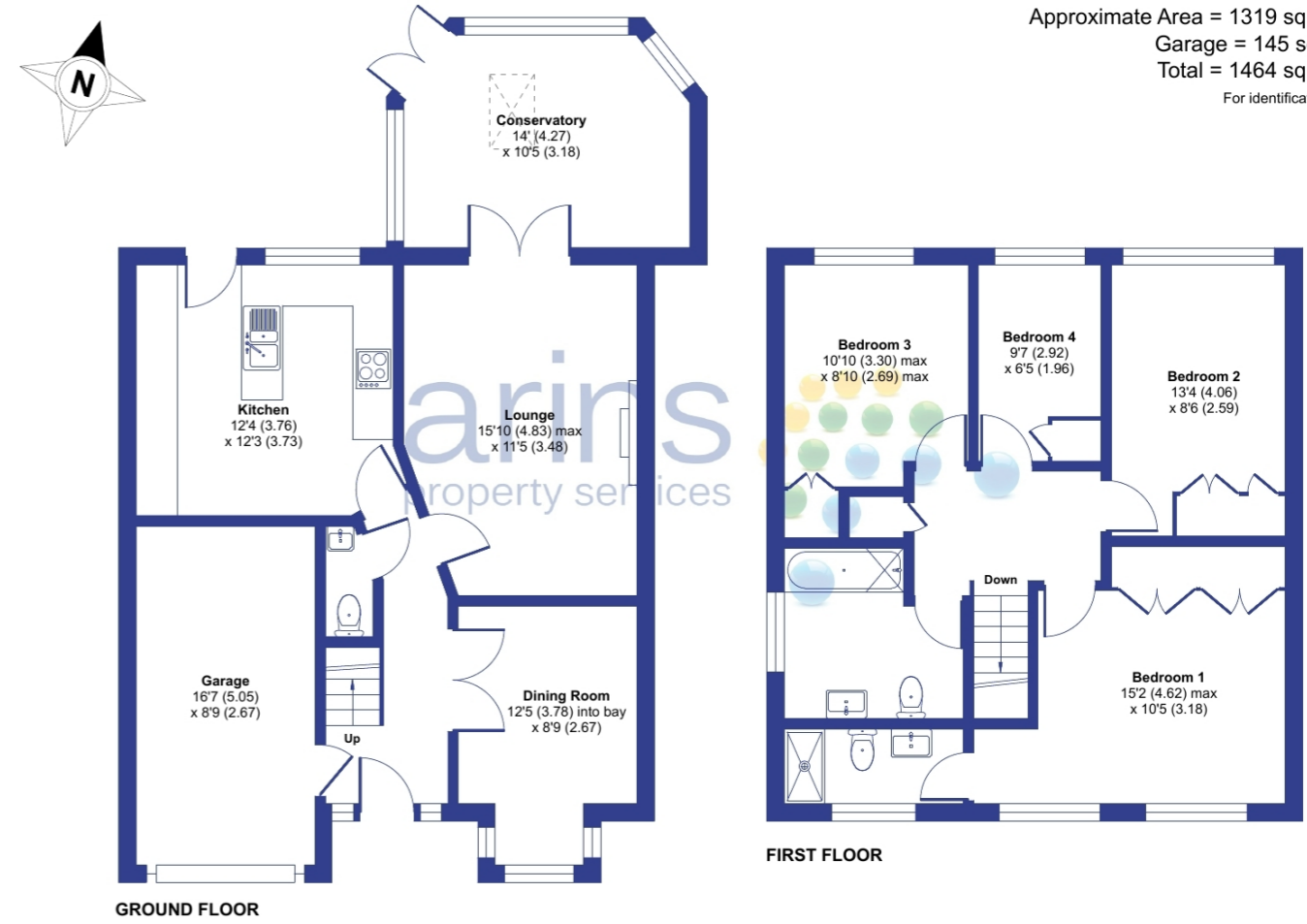


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**Paddick Drive, Lower Earley, Reading, RG6**

Approximate Area = 1319 sq ft / 122.5 sq m  
Garage = 145 sq ft / 13.4 sq m  
Total = 1464 sq ft / 135.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlichecom 2023. Produced for Ar GRP Ltd (Arins Property Services). REF: 1030697

**Property Description**

**Ground Floor**

Entrance Hall

Cloakroom

Dining Room

3.78m x 2.67m (12' 5" x 8' 9")

Lounge

4.83m x 3.48m (15' 10" x 11' 5")

Conservatory

4.27m x 3.18m (14' 0" x 10' 5")

Kitchen

3.76m x 3.73m (12' 4" x 12' 3")

**First Floor**

Landing

Bedroom One

4.62m x 3.18m (15' 2" x 10' 5")

Ensuite

Bedroom Two

4.06m x 2.59m (13' 4" x 8' 6")

Bedroom Three

3.30m x 2.69m (10' 10" x 8' 10")

Bedroom Four

2.92m x 1.96m (9' 7" x 6' 5")

Bathroom

Outside

Front Garden & Driveway

Rear Garden

Garage

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

Council Tax Band

E

