

4 Caraway Road, Earley, Reading, Berkshire. RG6 5XR.



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£580,000 Freehold

Arins Property Services are pleased to offer for sale this very well maintained and fully modernised three bedroom linked detached bungalow situated in a prime location in Lower Earley which is a suburb to the south east of Reading in central Berkshire. The accommodation comprises hall, modern integrated kitchen including a Quooker hot water tap, dishwasher, fridge and freezer, lounge/dining room, three good size bedrooms, conservatory, utility room and a fabulous modern shower room. To the outside is a fabulous private courtyard sunny rear garden and off road driveway parking for three vehicles. The location is ideal as its situated within walking distance of the district centre which benefits from a large ASDA superstore, Boots the chemist, M&S food hall, Iceland, numerous fast food outlets and a 24 hour garage. For the commuter there is a regular bus service within walking distance which takes just thirty minutes to Reading town centre. travelling further afield the A329M giving access to the M4 is a short drive away and both Winnersh Triangle and Earley mainline railway stations are close by offering a service to London Waterloo and Reading with onward connections to London Paddington. For those looking for leisure facilities Loddon Valley leisure centre is within walking distance which benefits from a 25 meter pool. This property is very well maintained by the present owner and benefits from gas central heating and double glazing. An internal viewing is highly recommended. EPC to follow.

- Fabulous, fully modernised linked detached bungalow
- Three bedrooms
- Excellent condition throughout
- A southerly facing courtyard rear garden
- Garage and driveway parking for three vehicles
- Superb modern shower room
- Gas central heating and double glazing
- Modern integrated kitchen
- Close to all local amenities
- Great commuter links close by

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

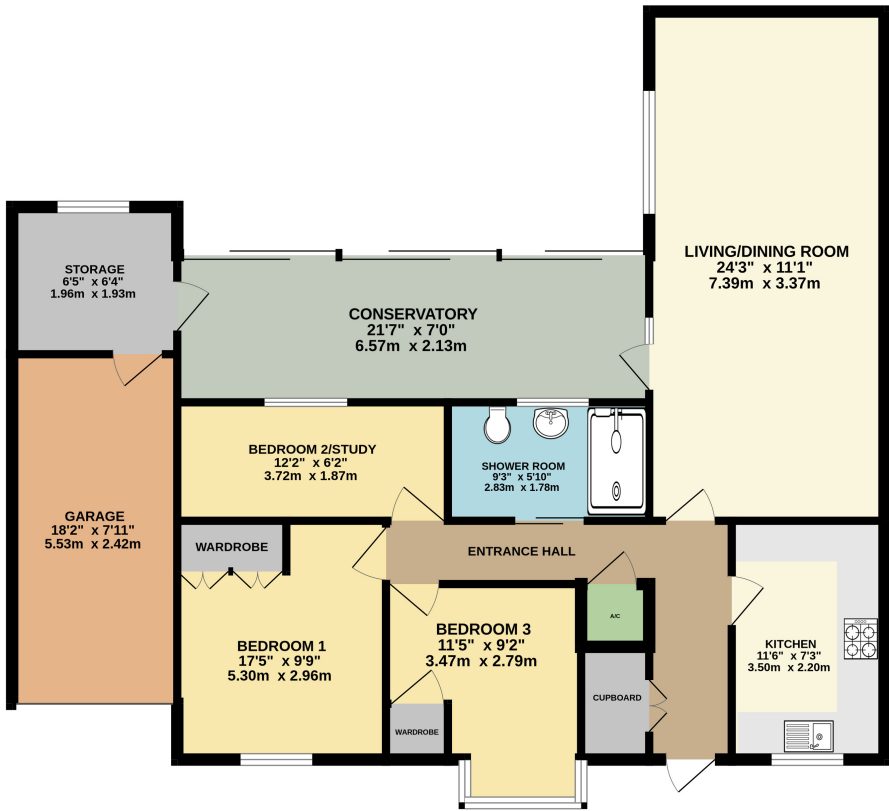
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GROUND FLOOR



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

Hall

Kitchen

2.20m x 3.50m (7' 3" x 11' 6")

Lounge/dining room

3.40m x 7.40m (11' 2" x 24' 3")

Conservatory

2.10m x 6.60m (6' 11" x 21' 8")

Bedroom one

2.90m x 5.30m (9' 6" x 17' 5")

Bedroom two/study

1.87m x 3.72m (6' 2" x 12' 2")

Bedroom three

2.80m x 3.50m (9' 2" x 11' 6")

Shower room

1.78m x 2.83m (5' 10" x 9' 3")

Utility room

1.93m x 1.96m (6' 4" x 6' 5")

Garage

2.42m x 5.53m (7' 11" x 18' 2")

OUTSIDE

Front garden/driveway parking

Rear southerly facing private courtyard garden

Council Tax Band

D