

5 Easby Way, Lower Earley, Reading, Berkshire.
RG6 3XA.



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Berkshire
Reading RG6 3HD
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RG6 3XA.

£590,000 Freehold

Arins Property Services are pleased to offer for sale this well-maintained, extended semi-detached property in a quiet cul-de-sac on a popular road in Lower Earley, a suburb southeast of Reading in Berkshire. The ground floor accommodation includes an entrance hall, cloakroom, utility room, study/bedroom four, lounge, kitchen/dining room, and separate family room. On the first floor, there is a master bedroom with an en-suite shower room, two additional bedrooms, and a family bathroom. Externally, the property features driveway parking, a garage, and gated side access to a rear garden with a lawn area, landscaping, and a patio. The location offers easy access to local amenities, including the Maiden Place Shopping Precinct with a Sainsbury's Express within walking distance. A bit further is the large ASDA superstore complex with Boots, various other shops, and a café. Nearby, The Square features a Marks & Spencer, Iceland food store, and a 24-hour petrol station. For commuters, the A329M and M4 are a short drive away, and buses to Reading, which take about half an hour, are within walking distance. Mainline railway stations in Earley, Winnersh, and Reading connect to London Waterloo and London Paddington. For families, the local Hawkedon Primary School is within walking distance, and there are several secondary schools nearby. This property has been very well maintained by the current owners, and we highly recommend an internal viewing.

- Quiet cul de sac location
- Easy access to all local amenities
- Master bedroom with en suite shower room
- Living room
- Separate utility room
- Driveway parking and garage
- Gas central heating and double glazing
- Family room
- Study/bedroom four
- Open plan kitchen/dining room with bi-folding doors

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.

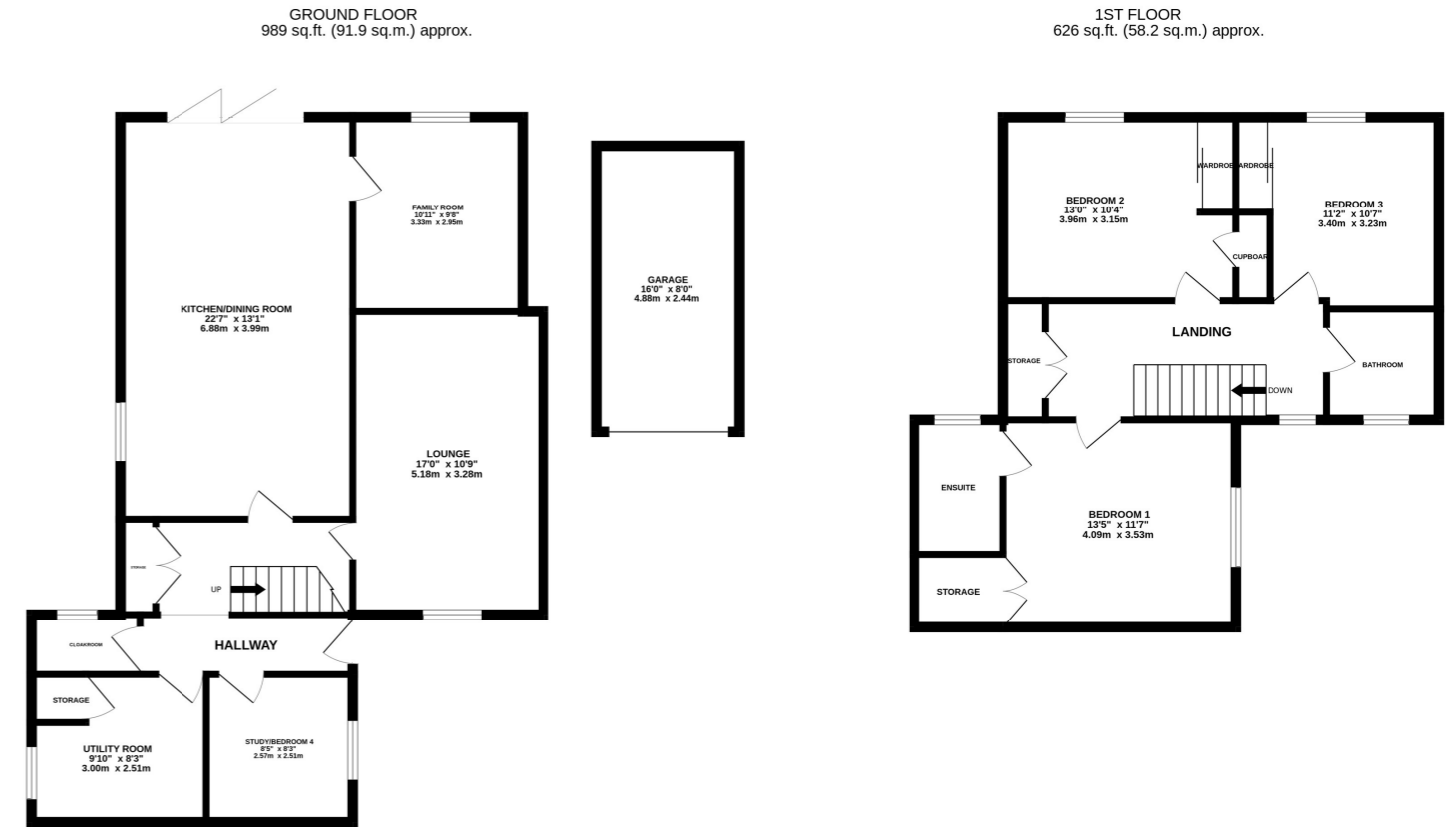


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA : 1616 sq.ft. (150.1 sq.m.) approx.
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**
- Hallway**
- Cloakroom**
- Study/Bedroom 4**
2.57m x 2.51m (8' 5" x 8' 3")
- Utility Room**
3.00m x 2.51m (9' 10" x 8' 3")
- Kitchen/Dining Room**
6.88m x 3.99m (22' 7" x 13' 1")
- Family Room**
3.33m x 2.95m (10' 11" x 9' 8")

- Lounge**
5.18m x 3.28m (17' 0" x 10' 9")
- First Floor**
- Landing**
- Bedroom One**
4.09m x 3.53m (13' 5" x 11' 7")
- Ensuite**
- Bedroom Two**
3.96m x 3.15m (13' 0" x 10' 4")
- Bedroom Three**
3.40m x 3.23m (11' 2" x 10' 7")

- Bathroom**
- Outside**
- Rear Garden**
- Driveway Parking & Garage**
- Council Tax Band**
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