

66 Egremont Drive, Lower Earley, Reading,
Berkshire. RG6 3BS.



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Berkshire
Reading RG6 3HD
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£640,000 Freehold

Arins Property Services are very pleased to offer for sale this very well presented 5 bedroom linked detached property situated in a very sought after cul-de-sac in Lower Earley which is a suburb to the southeast of Reading in central Berkshire. In the past this property was extended to provide a loft conversion which provides bedroom five which is currently used as a study. The ground floor comprises hallway, cloakroom, living room, dining area and kitchen. The first floor comprises master bedroom with en-suite shower room, three further bedrooms, loft storage and the family bathroom. The second floor has bedroom five / study and further loft storage. The rear garden is mainly laid to lawn with patio areas and gated side access. The location is ideal as it offers easy access to all local amenities including the district centre which includes a large superstore, other shops, restaurants and leisure centre including swimming pool. The Maiden Place centre is within easy walking distance and includes super market, local shops, restaurants and a pub. For buyers with children Loddon and Hawkedon primary schools are within walking distance and three secondary schools, including Maiden Erlegh which the property is in the catchment area of are close by. For the commuter the nearby A329M gives access to the M4. Earley mainline train station is a short walk away giving access to London Waterloo and Reading. Regular local buses within walking distance take you to Reading in roughly 30 minutes Maiden Erlegh nature reserve is accessible at the end of the cul-de-sac offering a 12 hector tranquil location with walking paths, a lake and childrens playground making it an ideal place to exercise and relax. Egremont Drive also includes access to Brookside Close for the doctors surgery, with an optician and dentist very close by in Gypsy Lane. We highly recommend an

- Fabulous lakeside walks nearby
- Modern fitted kitchen, bathroom and en-suite
- Good decorative order
- Easy access to Reading and Wokingham
- Large family home
- Garage with secure electric roller door and driveway parking
- Lovely private rear garden with a beautiful Indian sandstone patio which catches the sun in various locations during the day
- Quiet cul de sac which offers a safe environment for children and pets
- Gas central heating, double glazed and fitted fire and burglar alarm
- Solar panels with battery storage will assist with energy bills

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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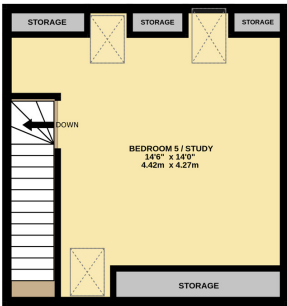
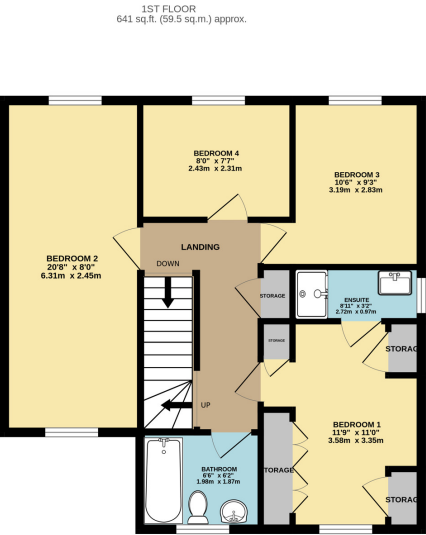
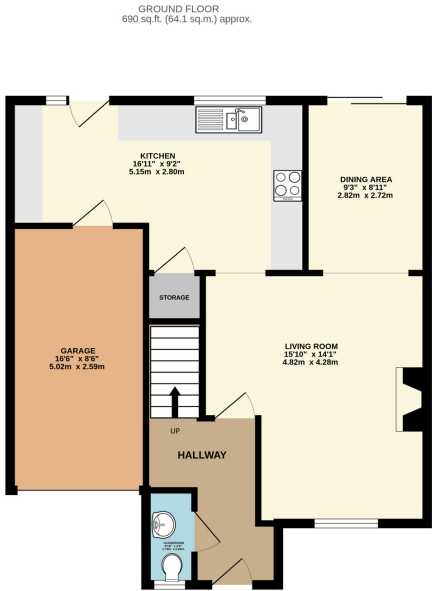


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA : 1645 sq.ft. (152.8 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

0.92m x 1.79m (3' 0" x 5' 10")

Living room

4.28m x 4.82m (14' 1" x 15' 10")

Dining area

2.72m x 2.82m (8' 11" x 9' 3")

Kitchen

5.15m x 2.80m (16' 11" x 9' 2") 5.15m x 2.80m (16' 11" x 9' 2") max

FIRST FLOOR

Landing

Master bedroom

3.35m x 3.58m (11' 0" x 11' 9")

En suite

0.97m x 2.72m (3' 2" x 8' 11")

Bedroom two

2.45m x 6.31m (8' 0" x 20' 8")

Bedroom three

2.83m x 3.19m (9' 3" x 10' 6")

Bedroom four

2.43m x 2.31m (8' 0" x 7' 7")

Bathroom

1.87m x 1.98m (6' 2" x 6' 6")

SECOND FLOOR

Bedroom 5/study

4.27m x 4.42m (14' 0" x 14' 6")

OUTSIDE

Front garden and driveway parking

Rear garden

Garage

Council Tax Band

E