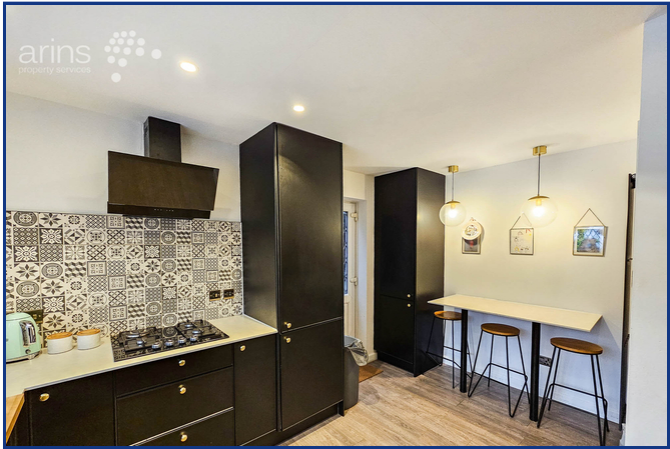


51 Swebstone Close, Lower Earley, Reading,
Berkshire. RG6 3EY.



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



51 Swebstone Close, Lower Earley, Reading,
Berkshire. RG6 3EY. OIEO £600,000 Freehold

Arins Property Services is delighted to present this well-maintained four-bedroom detached family home, located in the highly sought-after suburb of Lower Earley. The ground floor accommodation comprises an inviting entrance hall, cloakroom, spacious living room, dining room, and a refitted kitchen. Upstairs, the first-floor accommodation includes a landing, a master bedroom with an ensuite shower room, three additional generously sized bedrooms, and a family bathroom. Externally, the property features driveway parking for three vehicles, an integral garage, and an enclosed rear garden. The property is conveniently positioned within walking distance of the Maiden Lane Centre, offering a range of shops and amenities, and Hawkedon Primary School. Maiden Erlegh Secondary School is also nearby, making this an ideal family location. The ASDA superstore complex is a 20-minute walk away, with the district centre nearby offering further retail options, including M&S, Iceland, and various eateries. For leisure, the Loddon Valley Leisure Centre, featuring a 25-metre swimming pool, is just a short walk away. The property benefits from excellent transport links, with the A329M and M4 motorway easily accessible, providing convenient routes for commuters. Additionally, there is a local bus stop offering a 30-minute journey into Reading town centre. Reading Mainline Railway Station, on the Elizabeth Line, provides fast connections to London Paddington in under 30 minutes. This property offers exceptional family accommodation in a prime location. An internal viewing is highly recommended to fully appreciate what this home has to offer.

- Living room and dining room
- Newly fitted kitchen
- Bathroom and en suite shower room
- Four good size bedrooms
- Private enclosed rear garden
- Double glazing
- Integral garage & driveway parking
- Cloakroom
- Double glazed and central heating
- Recently re decorated

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.

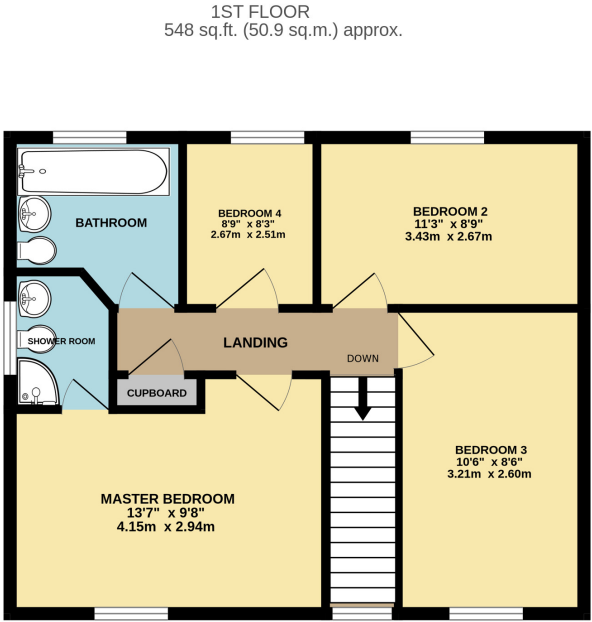
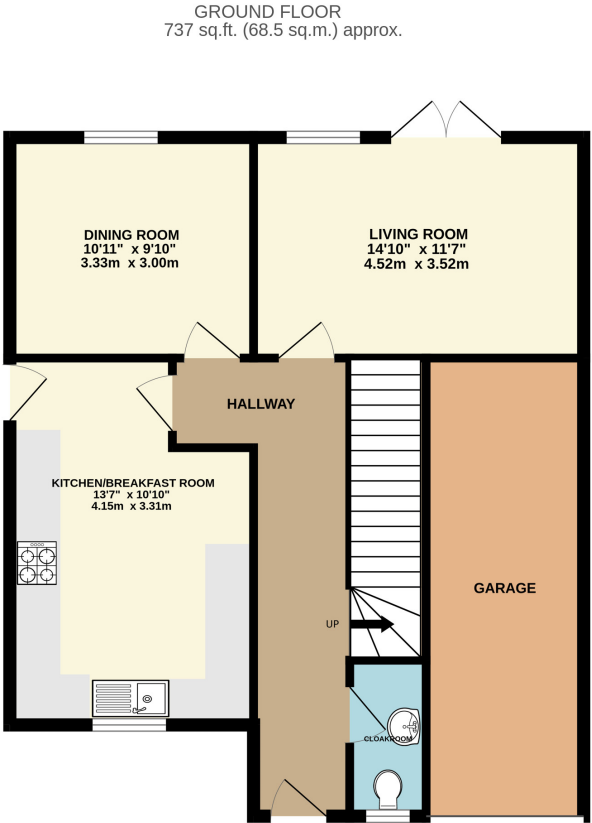


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

51 Swebstone Close, Lower Earley, Reading,
Berkshire. RG6 3EY.



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TOTAL FLOOR AREA : 1285 sq.ft. (119.4 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

Kitchen

3.31m x 4.15m (10' 10" x 13' 7")

Living room

4.52m x 3.52m (14' 10" x 11' 7")

Dining room

3.00m x 3.33m (9' 10" x 10' 11")

FIRST FLOOR

Landing

Master bedroom

4.15m x 2.94m (13' 7" x 9' 8")

Shower room

1.34m x 1.85m (4' 5" x 6' 1")

Bedroom two

3.43m x 2.67m (11' 3" x 8' 9")

Bedroom three

2.60m x 3.21m (8' 6" x 10' 6")

Bedroom four

2.51m x 2.67m (8' 3" x 8' 9")

Bathroom

2.51m x 2.67m (8' 3" x 8' 9")

OUTSIDE

Integral garage

Rear garden

Front garden with driveway parking

Council Tax Band

E

