

4 The Crescent, Earley, Reading, Berkshire. RG6 7NN.



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



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Guide price £690,000

Freehold

Arins Property Services are pleased to present for sale this character non estate detached chalet style property, located in a prime cul de sac location within the Maiden Erlegh and Aldrynton school catchment areas. Some upgrades and refurbishment are required. The accommodation to the ground floor comprises Hallway, open plan sitting room, bedroom three, shower room, dining room, lounge, kitchen/breakfast room and utility. The first floor comprises landing, master bedroom with en suite shower room and bedroom two. To the front of the property is driveway parking for approximately three vehicles and to the rear is a large private garden with lawn and patio area. The location is ideal as this home gives easy access to Reading and Wokingham. Earley railway station is within walking distance connecting London Waterloo and Reading with onward connection to London Paddington. For the commuter the A329M is only a five minute drive away giving access to the M4. Dinton pastures country park, only a short drive away, offers great peaceful walks which is ideal for families. Other benefits include gas central heating and double glazing. This property is offered for sale with vacant possession and no onward chain. EPC to follow.

- Maiden Erlegh school catchment
- Quiet sought after cul de sac
- Private good size rear garden
- Gas C/H & UPVC Double Glazing
- Three bedrooms
- Master bedroom with en suite shower room
- Ground floor shower room
- Large Kitchen/breakfast room
- Open plan living and dining room
- Open plan family room

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.

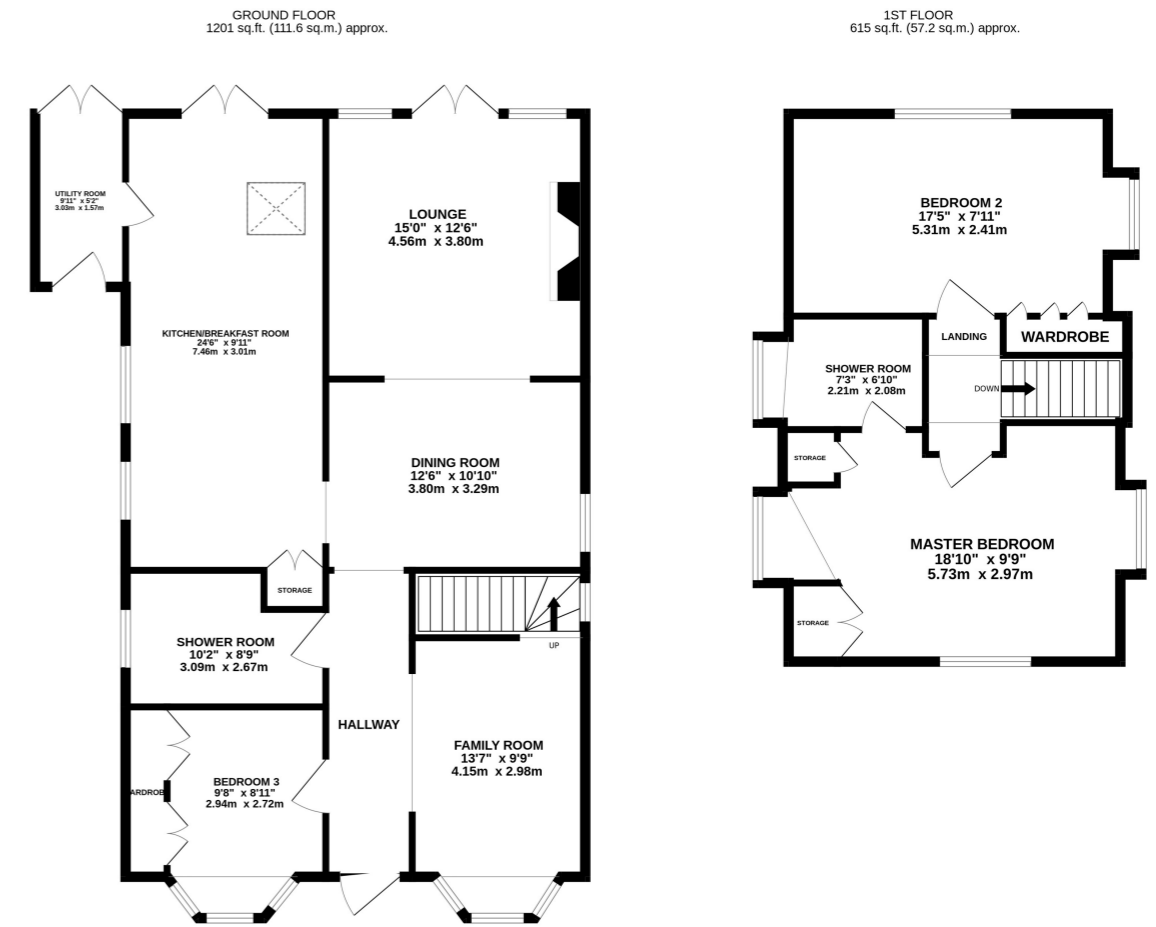


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA: 1817 sq.ft. (168.8 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**

**Family room**  
4.15m x 2.98m (13' 7" x 9' 9")

**Bedroom Three**  
2.94m x 2.72m (9' 8" x 8' 11")

**Shower Room**  
3.09m x 2.67m (10' 2" x 8' 9")

**Dining Room**  
3.80m x 3.29m (12' 6" x 10' 10")

**Lounge**

**Kitchen/Breakfast room**  
3.01m x 7.46m (9' 11" x 24' 6")

**Utility Room**  
1.57m x 3.03m (5' 2" x 9' 9")

**First Floor**

**Landing**

**Master Bedroom**  
2.97m x 5.73m (9' 9" x 18' 10")

**En Suite Shower Room**  
2.27m x 2.06m (7' 5" x 6' 9")

**Bedroom Two**  
2.41m x 5.31m (7' 11" x 17' 5")

**Outside**

**Front Garden**

**Rear Garden**

**Council Tax Band**  
E