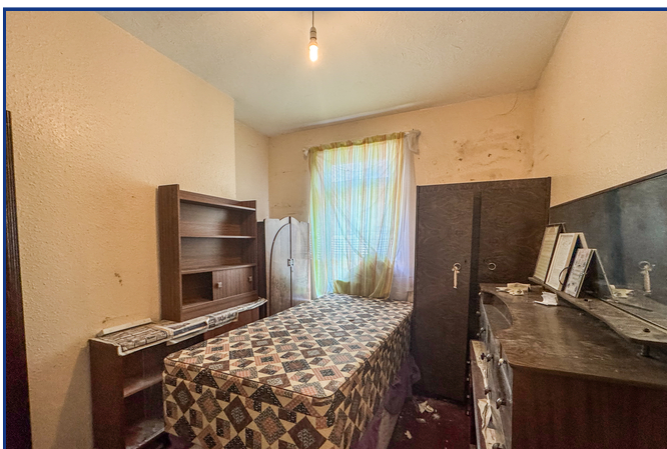


3 Anstey Road, Reading, Berkshire. RG1 7JR.



4 Overdown Road  
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Tel: 01189 412951  
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3 Anstey Road, Reading, Berkshire. RG1 7JR.

£375,000 Freehold

Arins Property Services are delighted to offer to the market with no onward chain this spacious and well-presented four-bedroom semi-detached family home, ideally located within walking distance of Reading mainline train station, Reading town centre, and the River Thames. The property also benefits from close proximity to a wide range of shops, restaurants, gyms, and other local amenities.

- Four Bedrooms
- Semi Detached
- No Onward Chain
- Walking Distance To Reading Station and Town Centre
- Freehold
- Rear Garden

The property is set over three floors comprising of two reception rooms and a kitchen on the ground floor, two bedrooms and a family bathroom on the first floor and a further two bedrooms on the top floor. This property offer great potential for any investor who is looking to add a spacious freehold house close to the town

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

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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centre to their portfolio.

Externally, there is a rear garden which requires some landscaping, whilst to the front, there is on street parking for residents and visitors.

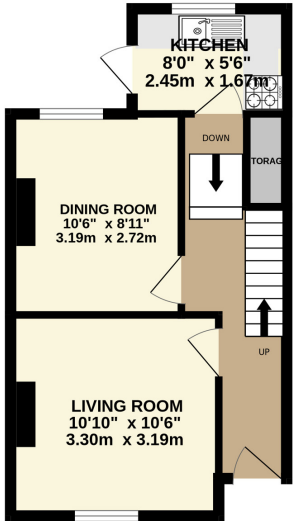
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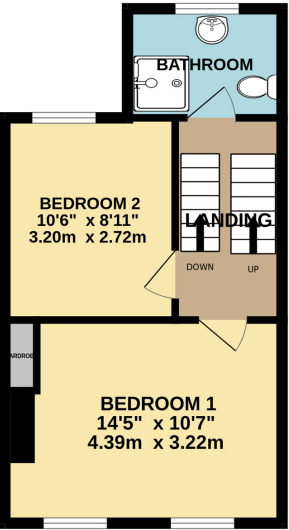
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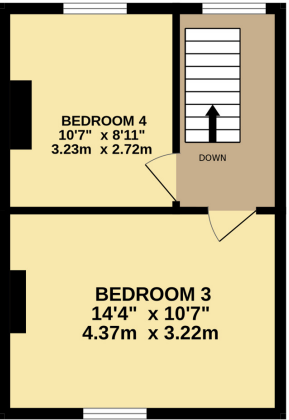
GROUND FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



2ND FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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

Living Room

10' 10" x 10' 6" (3.30m x 3.20m)

Dining Room

8' 11" x 10' 6" (2.72m x 3.20m)

Kitchen

8' 0" x 5' 6" (2.44m x 1.68m)

First Floor

Bedroom

14' 5" x 10' 7" (4.39m x 3.23m)

Bedroom

8' 11" x 10' 6" (2.72m x 3.20m)

Bathroom

8' 0" x 5' 7" (2.44m x 1.70m)

Second Floor

Bedroom

10' 7" x 14' 4" (3.23m x 4.37m)

Bedroom

8' 11" x 10' 7" (2.72m x 3.23m)

Council Tax Band

B

