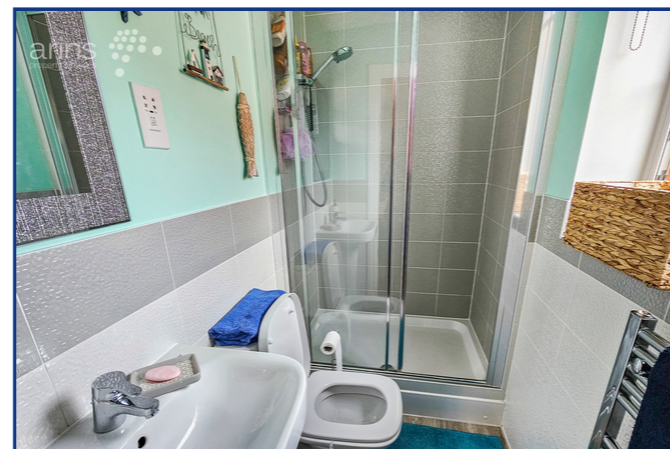
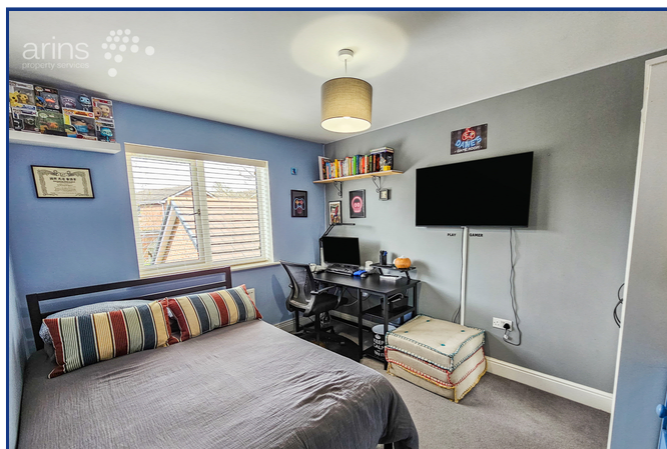


39 Appleby Walk, Spencers Wood, Reading,  
Berkshire. RG7 1UZ.



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



39 Appleby Walk, Spencers Wood, Reading,  
Berkshire. RG7 1UZ.

£525,000 Freehold

Arins property services are pleased to offer for sale this well maintained four bedroom detached family home situated in the quiet sought after location in Spencers Wood which is a small town approximately seven miles south of Reading in central Berkshire. The ground floor accommodation comprises hallway, cloakroom, kitchen/dining room and living room. The first floor accommodation comprises landing, master bedroom with en suite shower room, three further bedrooms and family bathroom. Outside to the front is a small garden with an array of shrubs and plants, driveway parking, garage and to the rear is landscaped garden comprising lawn, and a fixed canopy providing a sheltered area over the patio. The location is great as the M4 can be reached within a five minute drive and Reading, no more than a half an hour. Local amenities including a Co Op, bakers, doctors surgery and a BP petrol station incorporating a Budgens food store are all close to hand.

- Four Bedrooms
- Master bedroom with en suite shower room
- Driveway & Garage
- Three further bedrooms
- Kitchen/dining room
- Family bathroom
- Private rear garden
- Living room
- Quiet sought after location
- Gas central heating and double glazed

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



TOTAL FLOOR AREA: 1216 sq.ft. (112.9 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. Maps with Metropack 2022/23

### Property Description

<b>Ground floor</b>	<b>Master bedroom</b>
<b>Hallway</b>	3.58m x 3.28m (11' 9" x 10' 9")
<b>Cloakroom</b>	<b>En suite shower room</b>
<b>Kitchen/dining room</b>	<b>Bedroom two</b>
3.58m x 4.30m (11' 9" x 14' 1")	2.85m x 3.56m (9' 4" x 11' 8")
<b>Garage and driveway</b>	<b>Bedroom three</b>
<b>Living room</b>	2.45m x 2.81m (8' 0" x 9' 3")
5.71m x 3.67m (18' 9" x 12' 0")	<b>Bedroom four</b>
<b>First Floor</b>	2.35m x 2.25m (7' 9" x 7' 5")
<b>Landing</b>	<b>Bathroom</b>

### Outside

- Front garden
- Rear garden
- Garage

### Council Tax Band

E

