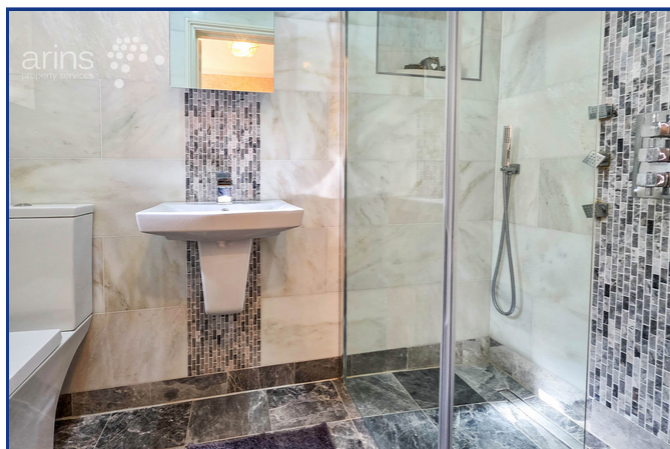


386 London Road, Earley, Reading, Berkshire. RG6 1BA.



3 Maiden Lane Centre  
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RG6 1BA.

£900,000 Freehold

Arins property services are pleased to offer for sale this unique large character non estate detached family home for sale. Located approximately four miles to the north east of Reading town centre which is in central Berkshire. The accommodation comprises to the main property hall, living room, dining room, kitchen/breakfast room, cloakroom/shower room, conservatory and garage. The first floor accommodation comprises master bedroom with en suite shower room, three further bedrooms and family bathroom. The second floor comprises a useable loft room. The self contained annex comprises hall, living room, kitchen, bedroom and shower room. The outside comprises driveway parking for 3/4 vehicles and the rear garden mainly laid to lawn stretching to approximately 100ft and incorporates a storage outbuilding. The location is fabulous as local shops including a Marks and Spencer's food hall and Aldi supermarket are within walking distance. For the commuter the A329M is within a short drive and there is a regular bus route nearby taking approximately twenty minutes to Reading town centre. Woodley a nearby suburb offers a great array of shops bars and restaurants and the picturesque Thames village is a half hour walk away. This home is offered for sale with vacant possession with no onward chain.

- Non estate individual detached home
- 4/5 Bedrooms
- Lounge and separate dining room
- Large conservatory
- Ground floor cloakroom/shower room
- Large loft room
- Self contained detached annex with all mains services
- Garage & Driveway Parking
- Easy access to Reading town centre
- large modern kitchen/breakfast 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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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

<b>Shower room</b>	<b>Conservatory</b> 6.00m x 3.70m (19' 8" x 12' 2")
<b>GROUND FLOOR</b>	<b>FIRST FLOOR</b>
<b>Porch</b> 1.84m x 0.68m (6' 0" x 2' 3")	<b>Landing</b>
<b>Hall</b>	<b>Bedroom one</b> 3.65m x 4.31m (12' 0" x 14' 2")
<b>Cloakroom/shower room</b>	<b>En suite shower room</b>
<b>Living room</b> 3.34m x 7.77m (10' 11" x 25' 6")	<b>Bedroom two</b> 2.97m x 3.98m (9' 9" x 13' 1")
<b>Dining room</b> 3.65m x 5.56m (12' 0" x 18' 3")	<b>Bedroom three</b> 3.40m x 3.86m (11' 2" x 12' 8")
<b>Kitchen/breakfast room</b> 5.86m x 4.03m (19' 3" x 13' 3")	<b>Bedroom four</b> 3.40m x 3.60m (11' 2" x 11' 10")

<b>Bathroom</b>
<b>OUTSIDE</b>
<b>Front and rear garden</b>
<b>Garage</b>
<b>ANNEX</b>
<b>Entrance hall</b>
<b>Annex lounge</b> 3.25m x 3.75m (10' 8" x 12' 4")
<b>Annex Kitchen</b> 2.79m x 3.04m (9' 2" x 10' 0")
<b>Annex bedroom</b> 2.79m x 3.37m (9' 2" x 11' 1")

**Council Tax Band**  
F

