

9 Witcham Close, Lower Earley, Reading, Berkshire.
RG6 4HA.



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Berkshire. RG6 4HA.

£640,000 Freehold

Arins Property Services are pleased to present for sale this very well maintained four bedroom detached family home situated in a quiet cul de sac location in a sought after location in Lower Earley, which is a suburb to the south east of Reading in central Berkshire. The accommodation to the ground floor consists of Hall, cloakroom, living room, open plan kitchen/dining room and utility room. To the first floor, leading from the landing is the master bedroom with dressing room and en-suite shower room, bedroom two with en-suite shower room, two further bedrooms and family bathroom. To the outside is a brick paved driveway for parking at least three vehicles, garage, gated side access to rear garden which includes a large patio area, lawned area and views over Swallows Meadow. The location offers great commuter links with the A329M leading to the M4 is only a short drive away. A local bus service within walking distance takes you to Reading town centre within a half an hour. Reading offers a great selection of shops and restaurants and the main line railway station gives access to London Paddington. Locally, Winnersh railway station which can be reached within a five minute drive, serves London Waterloo. The District centre in Lower Earley, benefits from a large Asda superstore complex including a Boots chemist, doctors surgery and nearby Loddon valley leisure centre including a swimming pool. The property offers plenty of space for the growing family and we highly recommend an internal viewing.

- Master bedroom with dressing room and en-suite shower room
- Southerly aspect rear garden not overlooked
- Living room
- Kitchen/Dining room
- Utility room & cloakroom
- En-suite to bedroom two
- Family bathroom
- Excellent condition throughout
- Gas central heating and UPVC double glazing
- Quiet cul de sac, plenty of driveway parking and electric car charging point

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

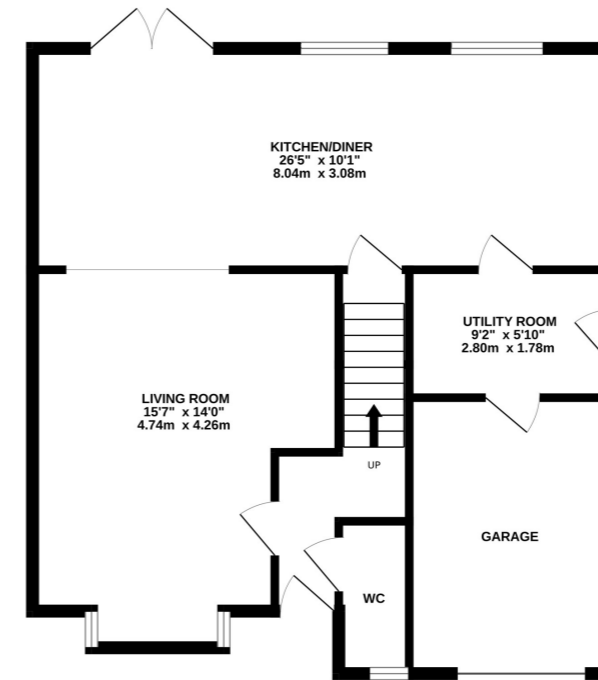
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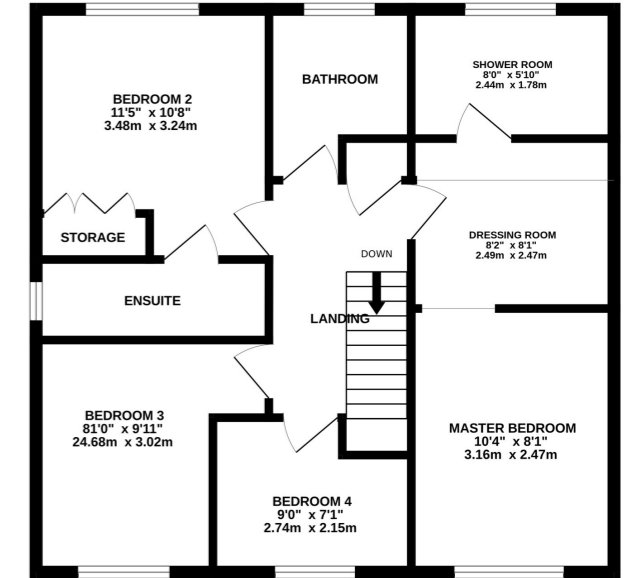
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GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



WITCHAM CLOSE
TOTAL FLOOR AREA : 1401 sq.ft. (130.1 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

Hall

Cloakroom

Living Room

4.3m x 4.7m (14' 1" x 15' 5")

Kitchen/Dining room

3.1m x 8.0m (10' 2" x 26' 3")

Utility Room

1.8m x 2.8m (5' 11" x 9' 2")

First Floor

Landing

Master Bedroom

2.47m x 3.16m (8' 1" x 10' 4")

Dressing Room

2.47m x 2.49m (8' 1" x 8' 2")

En Suite Shower Room

2.44m x 1.78m (8' 0" x 5' 10")

Bedroom Two

3.2m x 3.5m (10' 6" x 11' 6")

En Suite Shower Room

Bedroom Three

2.47m x 3.0m (8' 1" x 9' 10")

Bedroom Four

2.7m x 2.2m (8' 10" x 7' 3")

Bathroom

Outside

Front Garden/ Driveway

Rear Garden

Garage

Council Tax Band

E