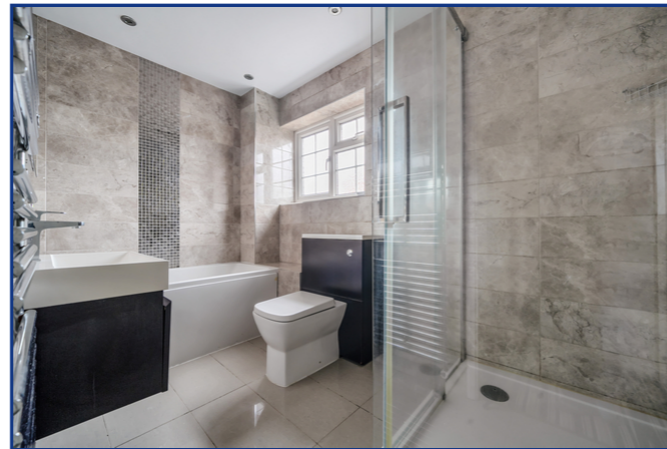


5 Yoreham Close, Lower Earley, Reading, Berkshire.
RG6 3TB.



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



5 Yoreham Close, Lower Earley, Reading,
Berkshire. RG6 3TB.

Guide Price £750,000

Freehold

Positioned in a sought-after cul-de-sac, this well-presented, double-story extended detached family home is offered to the market with no onward chain complications. The property is ideally situated for convenient access to local business parks, bus routes, and the Maiden Lane Centre, which boasts a range of amenities, including shops, restaurants, a pub, a café, and a Sainsbury's Local. It also falls within the catchment for top Reading Grammar Schools, Reading University, and excellent primary and secondary schools. The expansive ground floor features a welcoming entrance hall, a refitted downstairs WC, and a spacious living room. The large kitchen/breakfast room, complete with a central island, opens into a conservatory spanning the back of the house, seamlessly connecting the kitchen and living areas. Additional ground floor highlights include a separate utility room and an extra reception room—perfect as a study or playroom—created as part of the extension. Upstairs, there are four well-proportioned bedrooms, three of which are doubles. The master bedroom benefits from a walk-in wardrobe/study room and a refitted ensuite shower room. The luxurious four-piece family bathroom has also been recently refitted. Externally, the property offers a large paved driveway providing ample parking, a double garage with integral access via the utility room, and a pleasant private rear garden—ideal for family living and entertaining. This home perfectly combines modern family living with a prime location, making it a must-see property.

- NO ONWARD CHAIN
- Over 2,000sq ft of accommodation
- Located in a sought-after cul-de-sac
- Four bedrooms
- Master bedroom with dressing room and ensuite shower room
- Refitted four piece family bathroom
- Large conservatory
- Spacious modern kitchen/breakfast room
- Utility room
- Living room and a study/playroom
- Double garage with ample driveway parking
- Pleasant rear garden
- Downstairs WC

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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RG6 3TB.

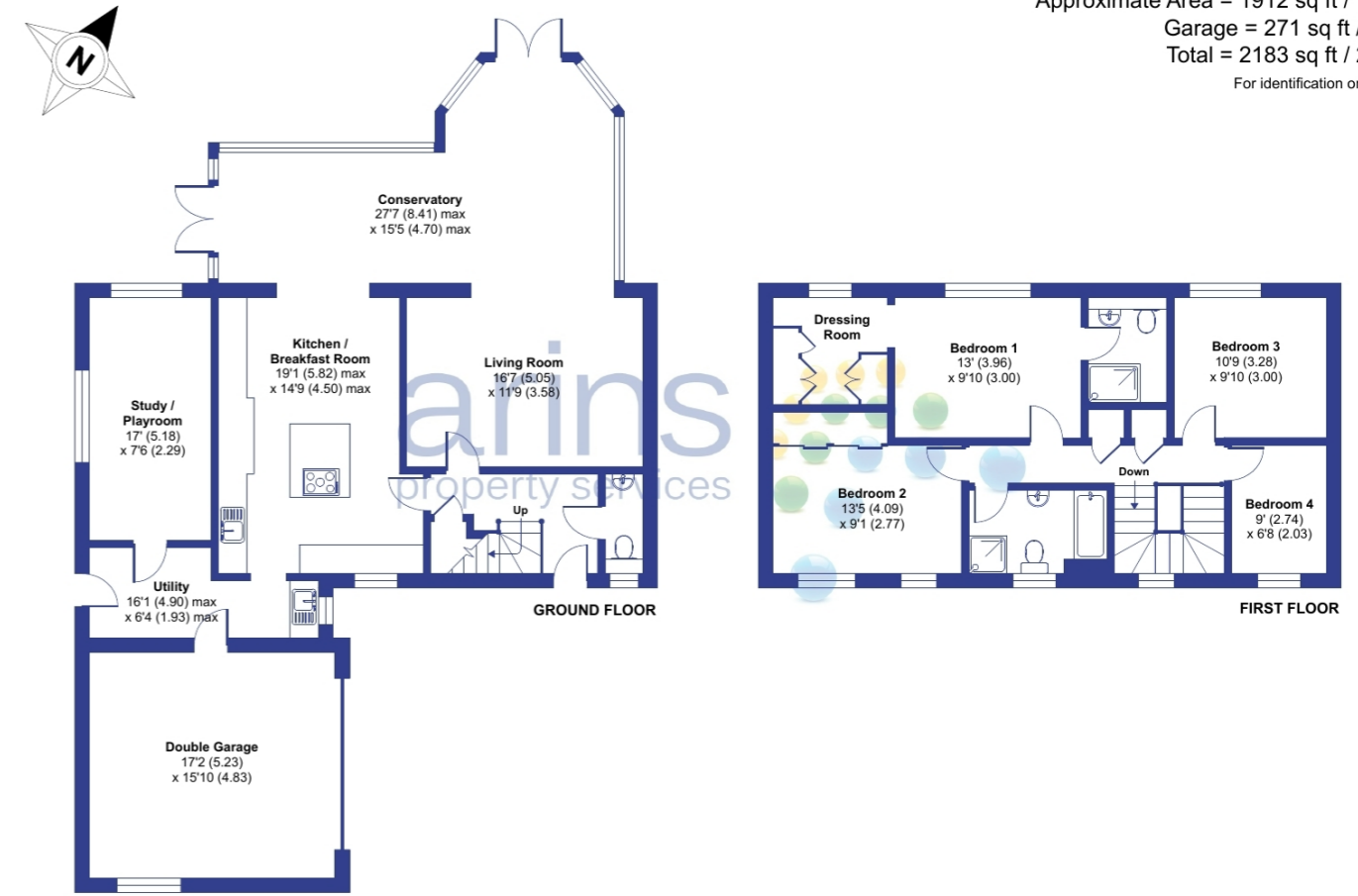


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Yoreham Close, Lower Earley, Reading, RG6

Approximate Area = 1912 sq ft / 177.6 sq m
Garage = 271 sq ft / 25.2 sq m
Total = 2183 sq ft / 202.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Ar GRP Ltd (Arins Property Services). REF: 1238291

Property Description

Ground Floor

Entrance Hall

WC

Living Room

5.05m x 3.58m (16' 7" x 11' 9")

Kitchen/Breakfast Room

5.82m x 4.50m (19' 1" x 14' 9")

Conservatory

8.41m x 4.70m (27' 7" x 15' 5")

Utility Room

4.90m x 1.93m (16' 1" x 6' 4")

Study/Playroom

5.18m x 2.29m (17' 0" x 7' 6")

First Floor

Landing

Bedroom One

3.96m x 3.00m (13' 0" x 9' 10")

Dressing Room

Ensuite

Bedroom Two

4.09m x 2.77m (13' 5" x 9' 1")

Bedroom Three

3.28m x 3.00m (10' 9" x 9' 10")

Bedroom Four

2.74m x 2.03m (9' 0" x 6' 8")

Bathroom

Outside

Ample Driveway Parking

Double Garage

5.23m x 4.83m (17' 2" x 15' 10")

Rear Garden

Council Tax Band

E

