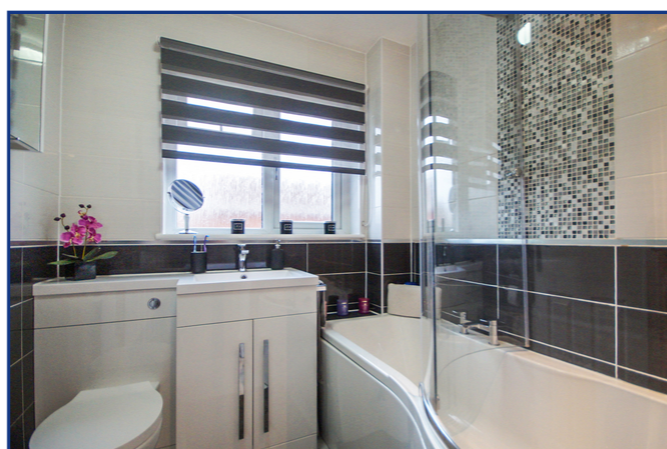
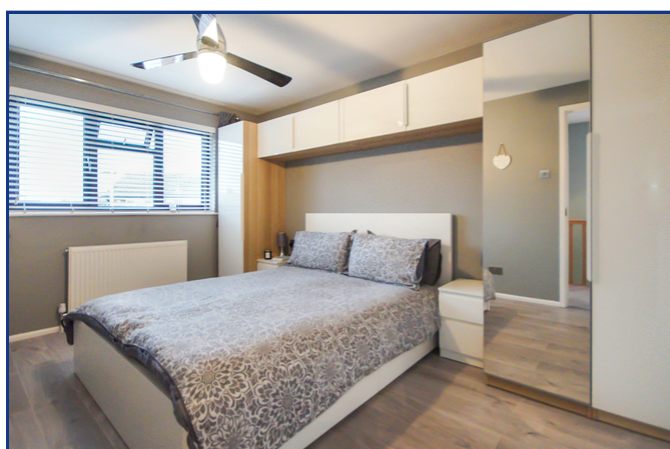


25 Flamborough Close, Lower Earley, Reading,
Berkshire. RG6 3XB.



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



25 Flamborough Close, Lower Earley, Reading,
Berkshire. RG6 3XB.

£425,000 Freehold

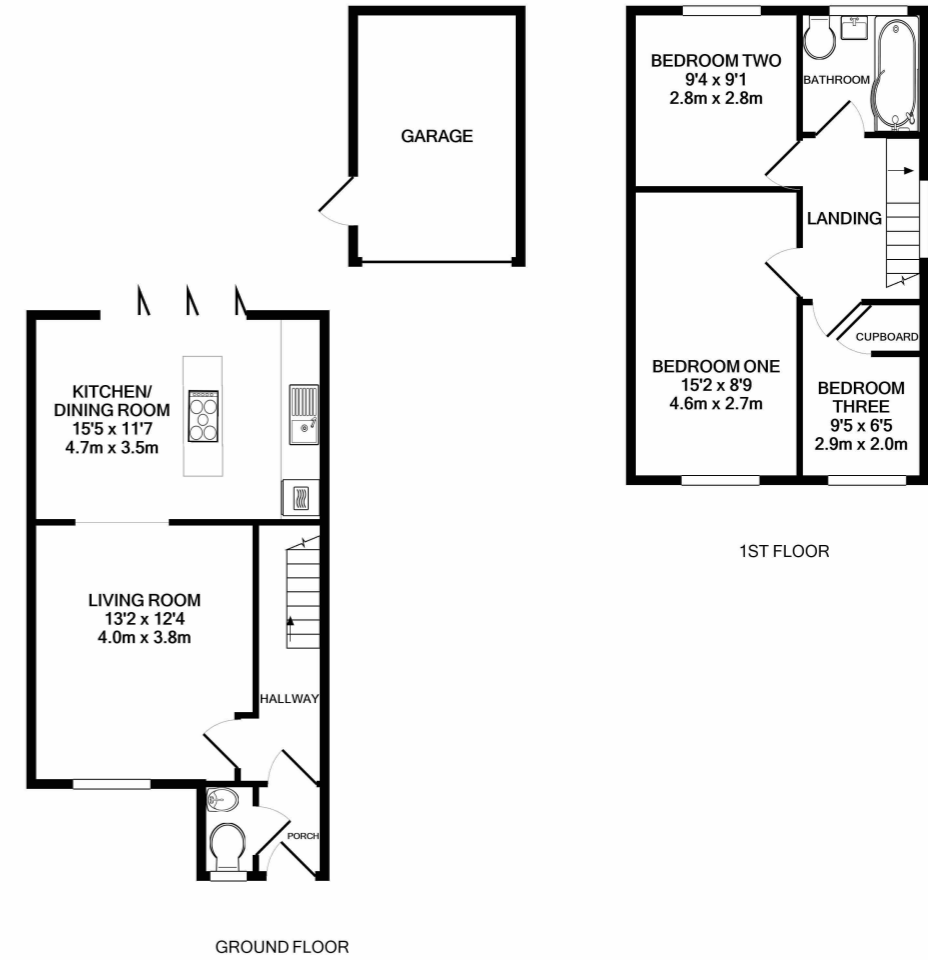
Situated in a pleasant cul-de-sac within the Hawkedon Primary School catchment area, is this extremely well presented three bedroom semi-detached home. The property provides excellent access to the A329 and the M4 motorway, whilst being within walking distance to local shops and a regular bus route into the town centre. Further accommodation includes, extended porch with downstairs cloakroom, hallway, lounge, a stunning refitted kitchen/dining room with bi-fold doors opening to the landscaped rear garden, and a refitted first floor bathroom. Other benefits include UPVC double glazing, gas central, detached garage and ample driveway parking.

- Three Bedrooms
- Semi-Detached
- Extremely Well Presented
- Stunning Kitchen/Breakfast Room
- Bi-Folding Doors To Rear Garden
- Refitted Bathroom
- Downstairs Cloakroom
- Garage & Ample Driveway
- Landscaped Rear Garden
- UPVC Double Glazing & Gas Central Heating

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Porch

Cloakroom

Hallway

Lounge

13' 2" x 12' 4" (4.01m x 3.76m)

Kitchen/Dining Room

15' 5" x 11' 7" (4.70m x 3.53m)

First Floor

Landing

Bedroom One

12' 11" x 8' 9" (3.94m x 2.67m)

Bedroom Two

9' 2" x 9' 1" (2.79m x 2.77m)

Bedroom Three

9' 5" x 6' 5" (2.87m x 1.96m)

Bathroom

Outside

Front

Landscaped Rear Garden

Detached Garage & Ample Driveway

Council Tax Band

D