

3 Stowmarket Close, Lower Earley, Reading,  
Berkshire. RG6 3UA.



3 Maiden Lane Centre  
Berkshire  
Reading RG6 3HD  
Tel: 0118 926 8260  
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£415,000 Freehold

Introducing this well presented end-of-terrace home, situated in a quiet cul-de-sac within the sought-after Hawkedon Primary School catchment area. This property offers convenient access to the Maiden Lane Centre, which provides a variety of shops, amenities, a children's play park, and a field. Excellent transport links via the A329 and M4 motorway are easily reachable, and Maiden Erlegh Secondary School is also conveniently nearby. The property has been thoughtfully extended to include a large downstairs cloakroom which could be reconfigured to a shower room/utility room, a comfortable living room, and a spacious 16ft kitchen/dining room. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Additional features include a garage, driveway parking, UPVC double glazing, gas central heating, and a well-maintained private enclosed rear garden.

- End Of Terrace
- Downstairs Cloakroom
- Lounge
- 16FT Kitchen/Dining Room
- Three Bedrooms
- Garage & Driveway Parking
- UPVC Double Glazed Windows
- Gas Central Heating
- Pleasant Rear Garden

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.

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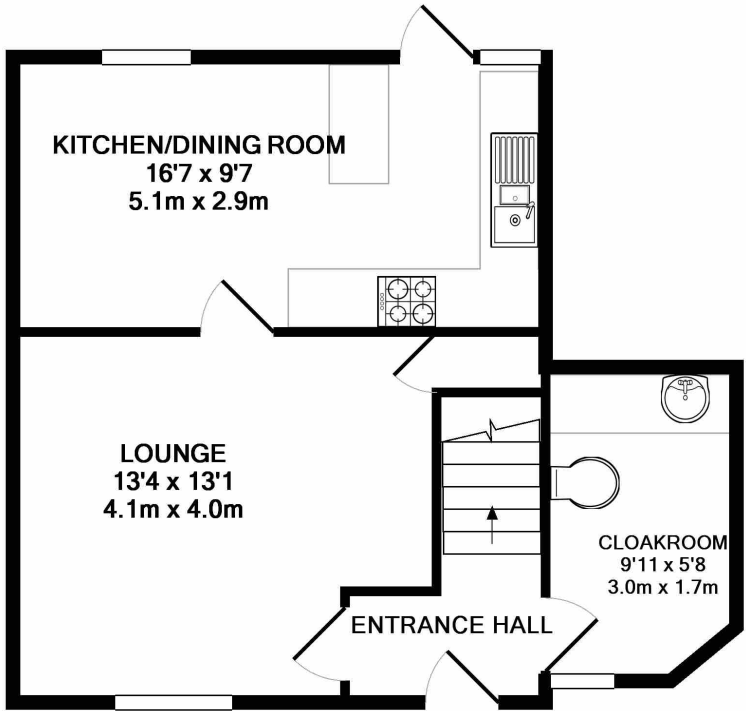
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



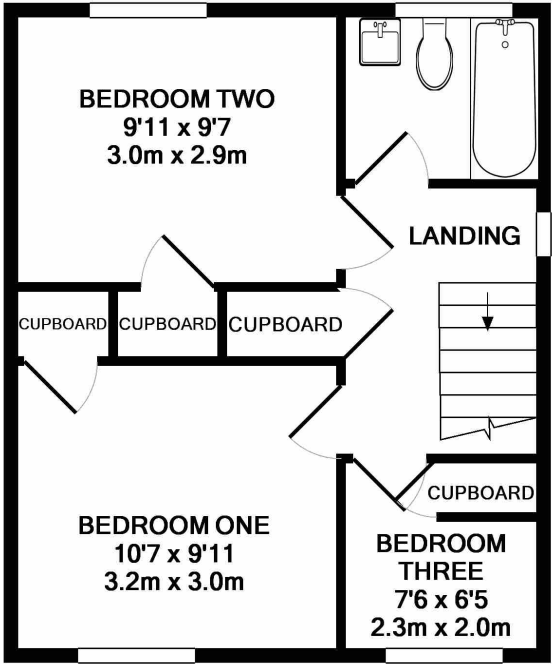
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GROUND FLOOR



1ST FLOOR

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

Entrance Hall

Cloakroom

9' 11" x 5' 8" (3.02m x 1.73m)

Lounge

13' 4" x 13' 1" (4.06m x 3.99m)

Kitchen/Dining Room

16' 7" x 9' 7" (5.05m x 2.92m)

First Floor

Landing

Bedroom One

10' 7" x 9' 11" (3.23m x 3.02m)

Bedroom Two

9' 11" x 9' 7" (3.02m x 2.92m)

Bedroom Three

7' 6" x 6' 5" (2.29m x 1.96m)

Bathroom

Outside

Front Garden

Rear Garden

Garage

Council Tax Band

D

