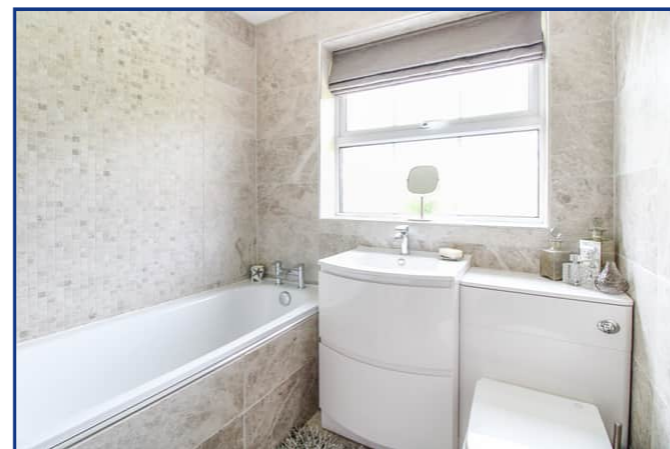


Skelmerdale Way, Earley, Reading, Berkshire. RG6 7YB.



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



Skelmerdale Way, Earley, Reading, Berkshire.  
RG6 7YB.

£620,000 Freehold

Situated in a pleasant location, is this superb detached family home that is extremely well presented throughout. The property provides great access to local schools including Hawkedon & Loddon Primary schools and Maiden Erlegh secondary school, whilst being close to local shops and amenities. The accommodation has been extended by the current owners and offers a great space for a family. Ground floor comprises entrance hall, cloakroom, 18ft living room, 16ft dining/family room and a modern kitchen and utility room. To the first floor there is a landing, four generous bedrooms, all of which are doubles and a modern family bathroom, the master bedroom benefits from an ensuite shower room. Further benefits include a pleasant private rear garden, UPVC double glazing, gas central heating, garage/store room and ample driveway parking. The property is also conveniently located close to local shops, Showcase Cinema, The George pub, A329, and M4 motorway while also being on a bus route to Reading town centre.

- Four Double Bedrooms
- Extremely Well Presented
- Detached Family Home
- Extended Accommodation
- Ensuite Shower Room
- Two Spacious Reception Rooms
- Modern Kitchen
- Utility Room & WC
- Beautifully Maintained Private Garden
- Garage/Store
- Ample Driveway Parking
- UPVC Double Glazing & Gas Central Heating

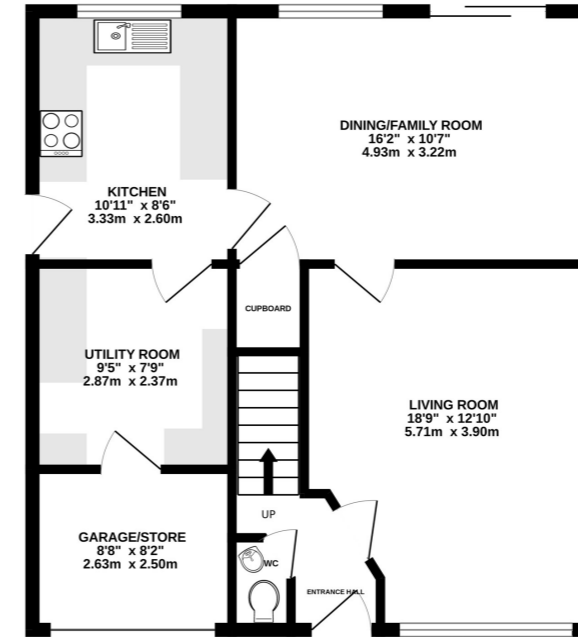
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as 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.



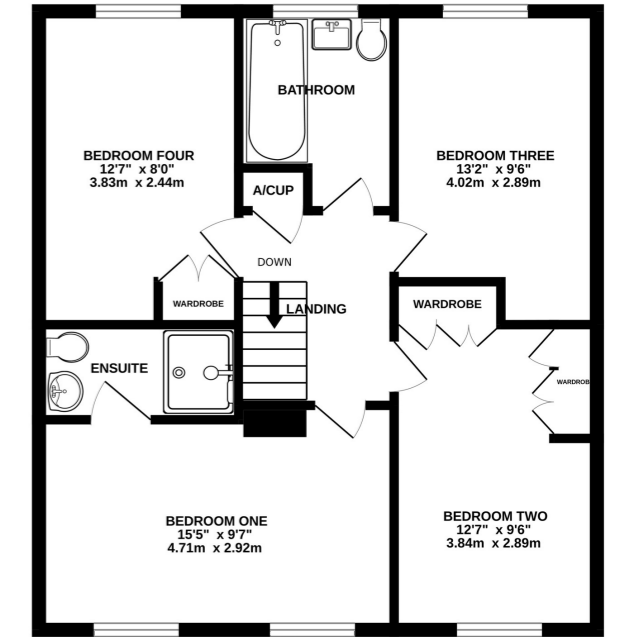
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



GROUND FLOOR



1ST FLOOR



SKELMERDALE WAY

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

#### Entrance Hall

#### WC

#### Living Room

5.71m x 3.90m (18' 9" x 12' 10")

#### Dining/Family Room

4.93m x 3.22m (16' 2" x 10' 7")

#### Kitchen

3.33m x 2.60m (10' 11" x 8' 6")

#### Utility Room

2.87m x 2.37m (9' 5" x 7' 9")

### First Floor

#### Landing

#### Bedroom One

04.71m x 2.92m (15' 5" x 9' 7")

#### Ensuite

#### Bedroom Two

3.84m x 2.89m (12' 7" x 9' 6")

#### Bedroom Three

4.02m x 2.89m (13' 2" x 9' 6")

#### Bedroom Four

3.83m x 2.44m (12' 7" x 8' 0")

### Bathroom

### Outside

#### Front Garden & Driveway

#### Rear Garden

#### Garage/Store

#### Council Tax Band

E

