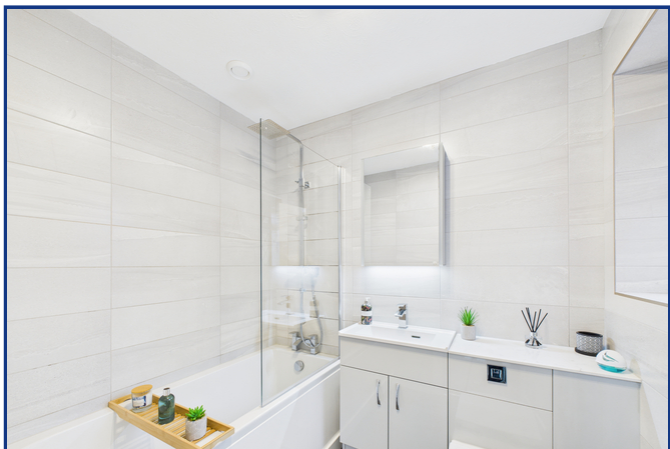


10 Goldthorpe Gardens, Lower Earley, Reading,  
Berkshire. RG6 4AR.



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10 Goldthorpe Gardens, Lower Earley, Reading,  
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£630,000 Freehold

\*\*\*IMMACULATE FAMILY HOME\*\*\* A beautifully maintained and impressively spacious home, ideally suited to families and commuters alike, offering generous and versatile living space and a superb location close to amenities and excellent transport links.

- Extremely well maintained throughout
- Four good size bedrooms
- Bathroom and en suite shower room
- Three separate reception rooms
- Great commuter links including rail links to Paddington and Waterloo from Reading
- Open Plan Kitchen Diner
- Double Length Garage
- Driveway Parking

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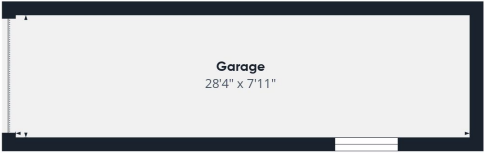
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



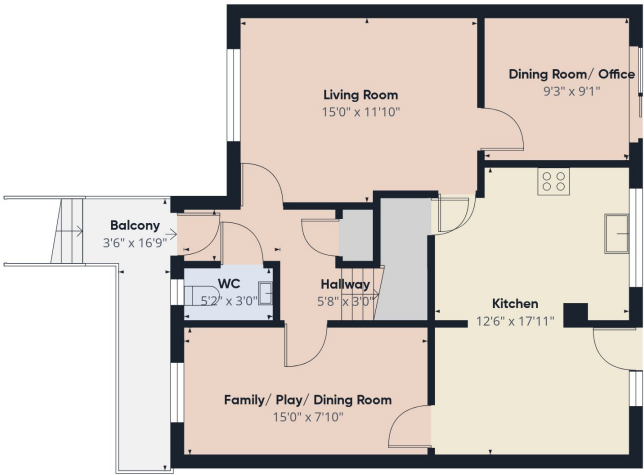
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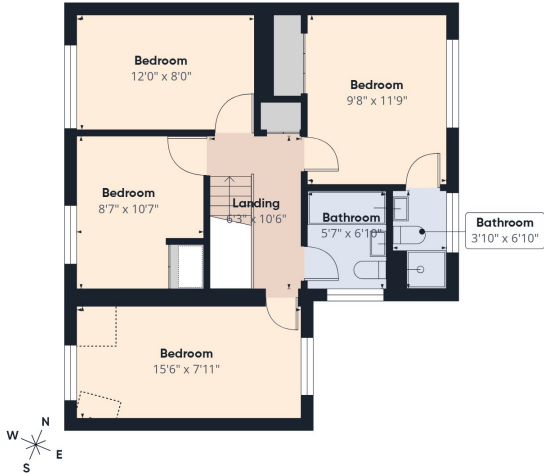
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Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
1465 ft<sup>2</sup>  
Balconies and terraces  
67 ft<sup>2</sup>  
Reduced headroom  
12 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Property Description

GROUND FLOOR

Entrance hall

Cloakroom

Lounge

3.70m x 4.60m (12' 2" x 15' 1")

Dining room

2.80m x 2.90m (9' 2" x 9' 6")

Kitchen

2.49m x 3.84m (8' 2" x 12' 7")

Breakfast room/dining/family area

2.40m x 3.80m (7' 10" x 12' 6")

Family/playroom/study

2.40m x 4.60m (7' 10" x 15' 1")

FIRST FLOOR

Landing

Master bedroom

3.00m x 3.60m (9' 10" x 11' 10")

En suite

Bedroom two

2.50m x 3.70m (8' 2" x 12' 2")

Bedroom three

2.40m x 4.80m (7' 10" x 15' 9")

Bedroom four

2.60m x 3.20m (8' 6" x 10' 6")

Bathroom

OUTSIDE

Front garden

Driveway and garage

Rear garden

Council Tax Band

F

