

5 Marfleet Close, Lower Earley, Reading, Berkshire.  
RG6 3XL.



3 Maiden Lane Centre  
Berkshire  
Reading RG6 3HD  
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Berkshire. RG6 3XL.

£550,000 Freehold

**\*\* NO ONWARD CHAIN COMPLICATION \*\*** Situated in a pleasant cul-de-sac location, is this well presented detached family home. The property provides excellent access to the A329 and the M4 motorway, whilst being within walking distance to local schools like Hawkedon & Maiden Erlegh. Maiden Lane Centre shops, children's playpark, and a regular bus route into the town centre are also nearby. The ground floor accommodation comprises an entrance hall, living room, dining room and a modern kitchen. To the first floor there are four good sized bedrooms, and a family bathroom. Further benefits include a UPVC double glazing, gas central heating, garage & driveway and a pleasant rear garden.

- NO ONWARD CHAIN
- Four Bedrooms
- Detached Family Home
- Well Presented Throughout
- Modern Kitchen
- UPVC Double Glazing & Gas Central Heating
- Downstairs Cloakroom
- Garage & Driveway
- 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.

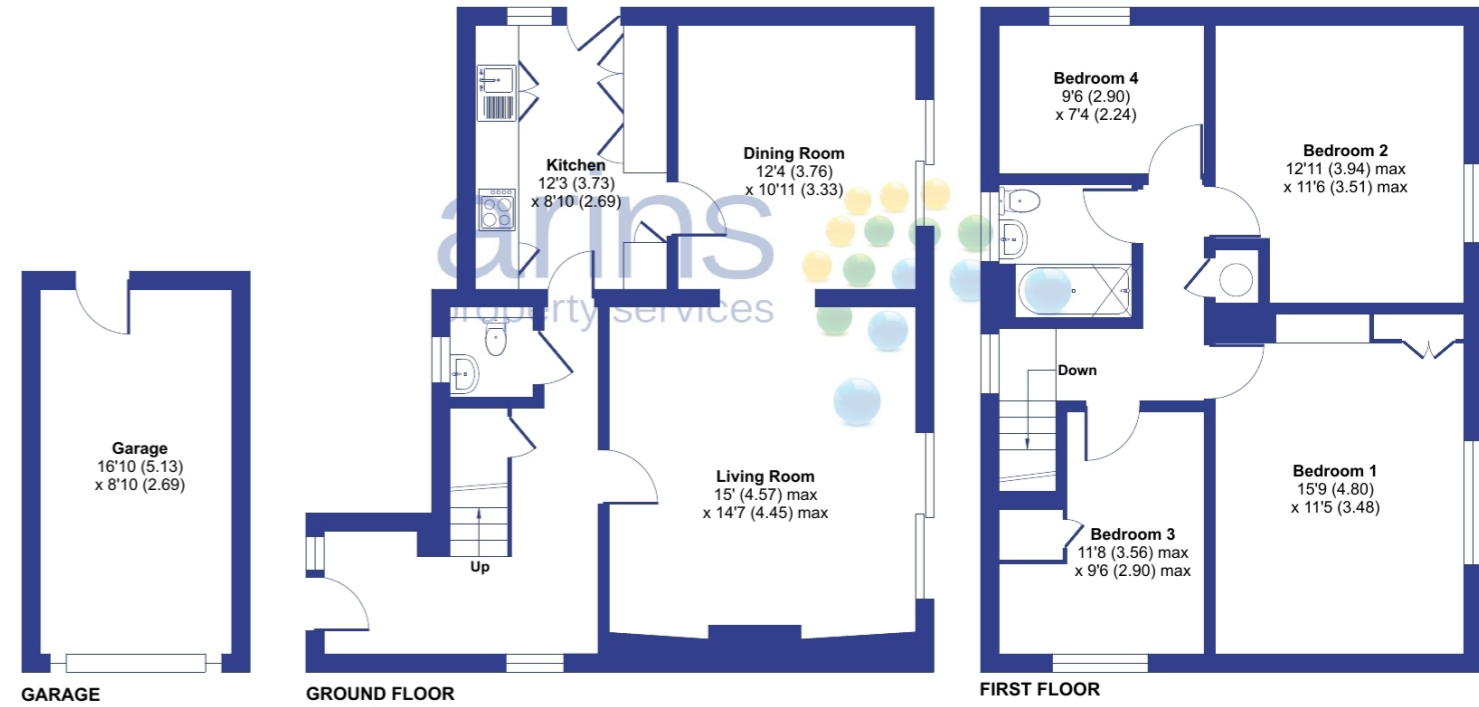


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



**Marfleet Close, Lower Earley, Reading, RG6**

Approximate Area = 1265 sq ft / 117.5 sq m  
Garage = 149 sq ft / 13.8 sq m  
Total = 1414 sq ft / 131.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Ar GRP Ltd (Arins Property Services). REF: 1092222

**Property Description**

**Ground Floor**

Entrance Hall

Downstairs WC

Living Room

4.57m x 4.45m (15' 0" x 14' 7")

Dining Room

3.76m x 3.33m (12' 4" x 10' 11")

Kitchen

3.73m x 2.69m (12' 3" x 8' 10")

First Floor

Landing

**Bedroom One**

4.80m x 3.48m (15' 9" x 11' 5")

**Bedroom Two**

3.94m x 3.51m (12' 11" x 11' 6")

**Bedroom Three**

3.56m x 2.90m (11' 8" x 9' 6")

**Bedroom Four**

2.90m x 2.24m (9' 6" x 7' 4")

Bathroom

Outside

Front Garden

**Garage**

5.13m x 2.69m (16' 10" x 8' 10")

Rear Garden

Council Tax Band

E

