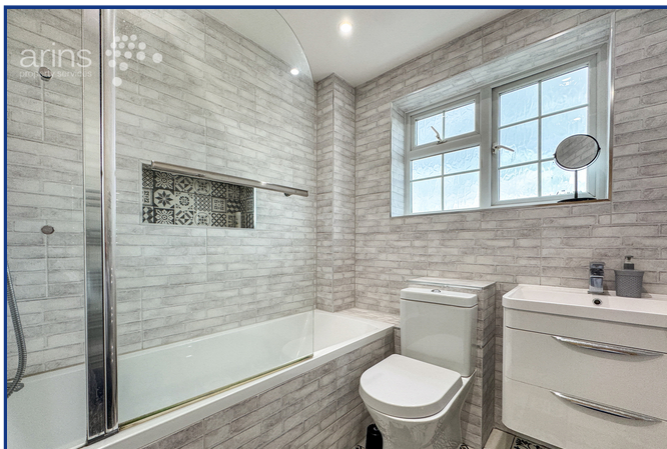


33 Kitwood Drive, Lower Earley, Reading, Berkshire.  
RG6 3TA.



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



33 Kitwood Drive, Lower Earley, Reading,  
Berkshire. RG6 3TA.

Guide £475,000 Freehold

Positioned at the end of a highly sought-after cul-de-sac and just a stone's throw from scenic meadows, this beautifully presented link-detached family home is offered to the market with no onward chain. The property has been fully refurbished by the current owner. Ideally located for easy access to local business parks, bus routes, and the popular Maiden Lane Centre—with its variety of shops, restaurants, a café, pub, and Sainsbury's Local—the home also falls within catchment for top-performing Reading Grammar Schools, Reading University, and a selection of excellent primary and secondary schools. The ground floor comprises a welcoming entrance hall with useful storage under the stairs, a sleek refitted kitchen, a spacious living room to the rear, and a downstairs WC. Electric underfloor heating runs throughout the ground floor. Upstairs, there are three well-proportioned bedrooms and a modern, refitted family bathroom. The rear garden has been attractively landscaped. To the front, the paved driveway offers parking for at least three vehicles. Further benefits include a water softener, CAT5 cabling for reliable connectivity, a HIVE smart heating system, and a new boiler installed in 2019. There is also potential to extend STPP. This stylish and move-in ready home is perfect for families and professionals alike, and an internal viewing is highly recommended to appreciate all it has to offer.

- NO ONWARD CHAIN
- Three bedrooms link-detached family home
- Cul-de-sac location
- Meadows within walking distance
- Refitted kitchen & bathroom
- Underfloor heating downstairs
- HIVE heating, water softener, CAT5 cabling, and boiler (2019)
- Landscaped rear garden
- Paved driveway
- Potential to extend (stpp)

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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Property Description

Ground Floor	Bedroom Two
Entrance Hall	3.87m x 2.73m (12' 8" x 8' 11")
WC	Bedroom Three
Kitchen	2.41m x 1.95m (7' 11" x 6' 5")
4.53m x 2.71m (14' 10" x 8' 11")	Bathroom
Living Room	Outside
4.78m x 3.42m (15' 8" x 11' 3")	Driveway Parking
First Floor	Rear Garden
Entrance Hall	Garage
Bedroom One	5.42m x 2.63m (17' 9" x 8' 8")
4.10m x 2.70m (13' 5" x 8' 10")	

Council Tax Band

D

