

31 Gabriels Square, Lower Earley, Reading,  
Berkshire. RG6 3WN.



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Reading RG6 3HD  
Tel: 0118 926 8260  
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Offers in excess of  
£450,000 Freehold

\*\*\*FANTASTIC CONDITION THROUGHOUT\*\*\* This very well maintained three bedroom end of terrace house offered for sale in turnkey condition. The property benefits from hallway, cloakroom, integrated kitchen, lounge/dining room, three good size bedrooms and a modern family bathroom. To the outside is a small front garden and driveway parking for one vehicle. Gated side access gives passage to the rear garden which has been fully landscaped including a large patio area. The location is fabulous as it's situated close to all local amenities including the district centre which benefits from a large ASDA superstore incorporating a few independent retailers including a Boots the chemist. Also nearby is a M&S food hall, Iceland, some well known fast food outlets, a 24 hour petrol station and Nirvana Spa. Within walking distance is the Maiden Lane shopping centre which benefits from a Sainsbury local, Day Lewis chemist, a selection of quality restaurants and a cinema. For buyers with children both Hawkedon and Loddon primary schools are within walking distance and there is a selection of secondary schools within cycling distance. For the commuter the A329 leading onto the M4 is only a five minute drive away and there is a regular bus service close by which takes about half an hour to get into Reading. For those traveling further afield Reading mainline station connects London Paddington in less than half an hour. This property really has to be seen internally to be fully appreciated.

- Fantastic condition throughout
- Modern integrated kitchen
- Modern fitted cloakroom and bathroom
- Quiet sought after location
- Close to all local amenities
- Driveway parking
- Landscaped rear garden
- Gas central heating and double glazed
- Good decorative order throughout
- Primary schools nearby

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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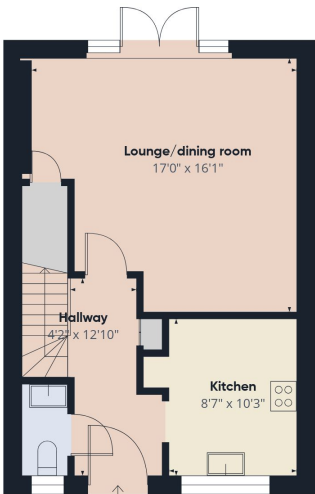


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

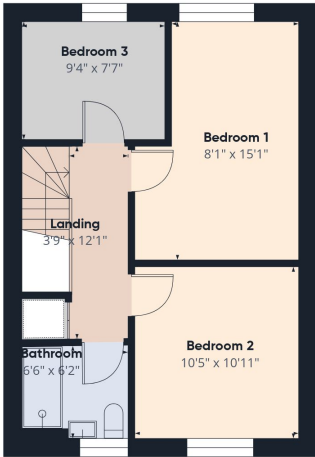
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Floor 0



Floor 1

Approximate total area<sup>m</sup>  
957 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

Hall

Cloakroom

Kitchen

8' 7" x 10' 3" (2.62m x 3.12m)

Lounge/dining room

16' 1" x 17' 0" (4.90m x 5.18m)

FIRST FLOOR

Landing

Bedroom one

8' 1" x 15' 1" (2.46m x 4.60m)

Bedroom two

10' 5" x 10' 11" (3.17m x 3.33m)

Bedroom three

7' 7" x 9' 4" (2.31m x 2.84m)

Bathroom

OUTSIDE

Front garden and driveway parking

Rear garden

Council Tax Band

D

