

40 Strand Way, Lower Earley, Reading, Berkshire.
RG6 4BU.



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



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£760,000 Freehold

****NO ONWARD CHAIN COMPLICATIONS**** Nestled in a sought-after cul-de-sac overlooking a green, this meticulously maintained extended detached family home boasts numerous upgrades. The impressive ground floor extension creates a spacious open-plan living area that seamlessly flows into the stunning kitchen/dining room. This extension features skylights, a lantern, and bi-folding doors spanning the entire rear, opening into the garden. Further ground floor accommodations include an entrance hall, utility room, and a downstairs WC. Upstairs, there are four generously-sized bedrooms. The master bedroom includes an ensuite, and three of the bedrooms come with fitted wardrobes. A family bathroom completes the upper floor. Outside, the front of the property offers ample driveway parking in front of the double garage and a lawned area. The rear features a good-sized garden with a decking area, a large empty pond that could be restored, and a summer house. This property provides easy access to top grammar schools in Reading, Reading University, and Maiden Erlegh Secondary School, with various primary schools within walking distance. Situated in the Radstock catchment area, residents also benefit from proximity to the Asda Complex, Earley train station, local bus routes, and major roadways like the M4 and A329M.

- NO ONWARD CHAIN
- Sought-after cul-de-sac location overlooking a green
- Extended detached family home with numerous upgrades
- Spacious open-plan living area with skylights, lantern, and bi-folding doors
- Stunning kitchen/dining room integrated into the extension
- Four generously-sized bedrooms, master with ensuite
- Ample driveway parking and double garage
- Good-sized rear garden with decking area, large pond, and summer house
- Easy access to top schools, Reading University, Asda Complex, and major transport links

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.

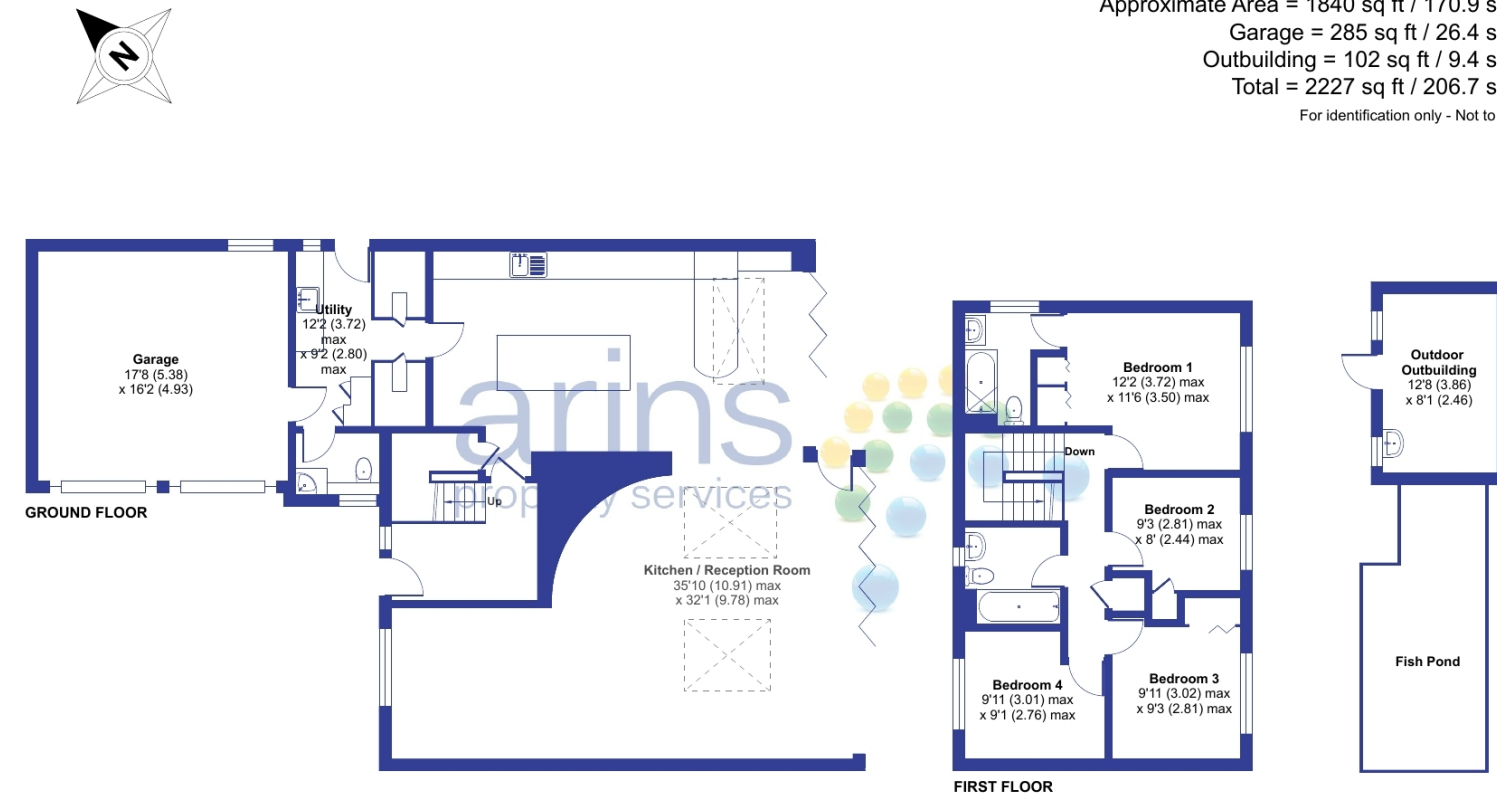


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



Strand Way, Lower Earley, Reading, RG6

Approximate Area = 1840 sq ft / 170.9 sq m
Garage = 285 sq ft / 26.4 sq m
Outbuilding = 102 sq ft / 9.4 sq m
Total = 2227 sq ft / 206.7 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlichecom 2024. Produced for Ar GRP Ltd (Arins Property Services). REF: 1137485

Property Description

Ground Floor

Entrance Hall

Living Area

9.78m x 6.48m (32' 1" x 21' 3")

Kitchen/Dining Room

7.98m x 4.29m (26' 2" x 14' 1")

Utility Room

WC

First Floor

Landing

Bedroom One

3.78m x 3.56m (12' 5" x 11' 8")

Ensuite

Bedroom Two

3.00m x 2.87m (9' 10" x 9' 5")

Bedroom Three

Bedroom Four

2.87m x 2.44m (9' 5" x 8' 0")

Bathroom

Outside

Front Garden

Rear Garden

Double Garage

Council Tax Band

F

