

Chilcombe Way, Lower Earley, Reading, Berkshire.  
RG6 3DB.



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Reading RG6 3HD  
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Chilcombe Way, Lower Earley, Reading,  
Berkshire. RG6 3DB.

£475,000 Freehold

Located within the sought-after Hawkedon Primary School catchment area, this well presented link-detached home boasts a ground floor extension and sits on a desirable corner plot towards the end of a popular cul-de-sac. Within walking distance, residents can access the Maiden Lane Centre offering a variety of shops and amenities, while excellent transport links via the A329 and M4 motorway are easily reachable. Maiden Erlegh Secondary School is also conveniently nearby. The property also the Reading Grammar school catchment and has school transport for Herschel Grammar school in Slough. The spacious ground floor features an entrance hallway, downstairs WC, study/playroom, and a generously sized living/dining room complemented by a separate kitchen. Upstairs, you'll find three bedrooms and a modern family bathroom. Additional benefits include double glazed windows, driveway parking, a single garage, and a delightful enclosed rear garden with access into the garage and gate to the front of the property.

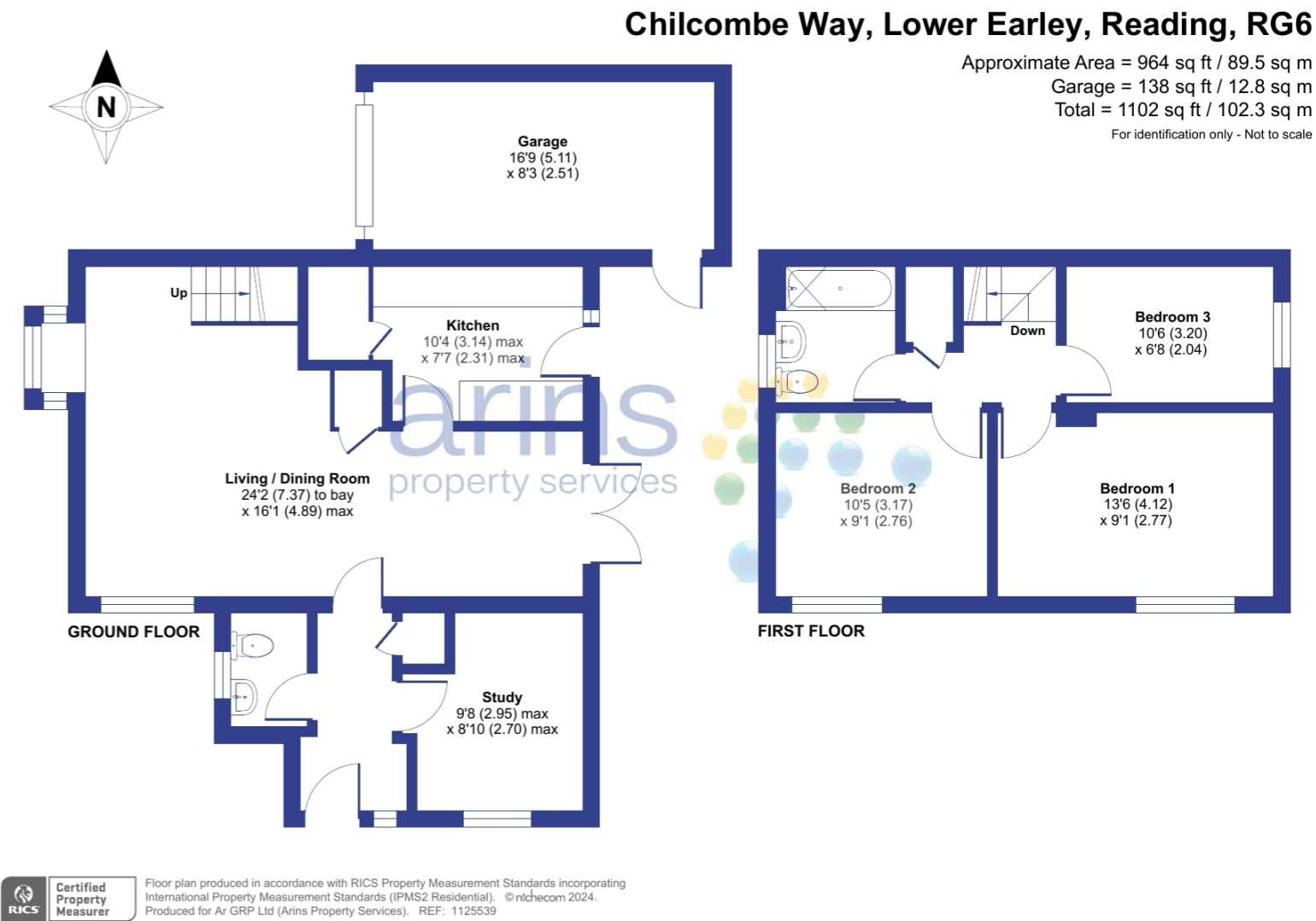
- Located in Hawkedon Primary School catchment area
- Well-presented link-detached home with ground floor extension
- Situated on desirable corner plot
- Walking distance to Maiden Lane Centre with shops and amenities
- Excellent transport links via A329 and M4 motorway
- Maiden Erlegh Secondary School nearby
- Spacious ground floor with entrance hallway and downstairs WC
- Study/playroom and generously sized living/dining room
- Separate kitchen
- Three bedrooms and family bathroom upstairs

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





## Property Description

### Ground Floor

Entrance Hall

WC

Study

2.95m x 2.70m (9' 8" x 8' 10")

Living/Dining Room

7.37m x 4.89m (24' 2" x 16' 1")

Kitchen

3.14m x 2.31m (10' 4" x 7' 7")

First Floor

Landing

### Bedroom One

4.12m x 2.77m (13' 6" x 9' 1")

### Bedroom Two

3.17m x 2.76m (10' 5" x 9' 1")

### Bedroom Three

3.20m x 2.04m (10' 6" x 6' 8")

Bathroom

Outside

Front Garden

Rear Garden

### Garage

5.11m x 2.51m (16' 9" x 8' 3")

### Council Tax Band

D

