

Kimpton Close, Lower Earley, Reading, Berkshire.
RG6 4AX.



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



Kimpton Close, Lower Earley, Reading, Berkshire
. RG6 4AX.

£800,000 Freehold

Situated in a highly sought after location, is this well presented, attractive detached family home. The property provides excellent access to local primary and secondary schools including Maiden Erlegh, the top Grammar Schools in Reading, Reading University, local shops and amenities, easy access to train stations and the M4 & A33. The spacious ground floor comprises an entrance hall, lounge, cloakroom, study, kitchen/breakfast room, dining room and a utility room. To the first floor there are, four bedrooms and a refitted family bathroom. The master bedroom benefits from having a ensuite bathroom. Externally you benefit from large and well maintained front and rear gardens, double garage with ample parking for several cars. Further benefits include UPVC double glazing, gas central heating.

- Detached Family Home
- Four Bedrooms
- Ensuite To Master Bedroom
- Well Maintained Front & Rear Gardens
- Double Garage & Ample Driveway
- Well Presented Throughout
- Study
- Utility Room & Cloakroom
- Two Reception Rooms
- 21ft Living Room
- Cul-de-sac Location

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



Kimpton Close, Lower Earley, Reading, RG6

Approximate Area = 1416 sq ft / 131.5 sq m
Garage = 299 sq ft / 27.7 sq m
Total = 1715 sq ft / 159.3 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). © nrichcom 2023. Produced for Ar GRP Ltd (Arins Property Services). REF: 959644

Property Description

Ground Floor

Entrance Hall

Cloakroom

Study

3.35m x 1.96m (11' 0" x 6' 5")

Kitchen

3.48m x 2.54m (11' 5" x 8' 4")

Utility Room

2.74m x 1.96m (9' 0" x 6' 5")

Dining Room

3.48m x 2.84m (11' 5" x 9' 4")

Living Room

6.53m x 3.58m (21' 5" x 11' 9")

First Floor

Landing

Bedroom One

3.81m max x 3.73m (12' 6" x 12' 3")

Ensuite Bathroom

Bedroom Two

3.48m x 3.05m (11' 5" x 10' 0")

Bedroom Three

2.84m max x 2.54m (9' 4" x 8' 4")

Bedroom Four

3.38m x 2.44m (11' 1" x 8' 0")

Family Bathroom

Outside

Front Garden

Rear Gardens

Double Garage

6.50m x 4.98m (21' 4" x 16' 4")

Council Tax Band

F

