

23 Pond Head Lane, Earley, Reading, Berkshire.
RG6 7ET.



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Reading RG6 3HD
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RG6 7ET.

£575,000 Freehold

Arins Property Services Offer to the market is this well-presented three-bedroom detached family home situated on a desirable no through road. The ground floor comprises an entrance hall, cloakroom, living room, dining room, office/study, kitchen, utility room, conservatory, integral garage & carport. The first floor comprises, landing, three double bedrooms and a family bathroom. Externally, the property benefits from a well-maintained easterly facing garden with a patio seating area. To the front of the property are ample driveway parking and a sizeable front garden. The property also provides excellent access to the top Grammar Schools in Reading, Reading University, and is within walking distance to Earley train station, whilst being close to local bus routes into the town centre. For the commuter the A329M is only a short drive away. For buyers with children the Loddon county junior school is within walking distance and a selection of three secondary schools can be reached with a short cycle ride. Local convenience stores can also be accessed with a short walk. This property also has the potential to extend subject to planning.

- Well Presented Detached Family Home
- Desirable Location
- Driveway Parking, Garage & Carport
- Easterly Facing Garden
- Walking Distance To Local Amenities
- Gas C/H & UPVC Double Glazing
- Three Double Bedrooms
- Internal Viewing Highly Recommended
- Easy access to Reading and Wokingham
- local convenient shops within walking distance

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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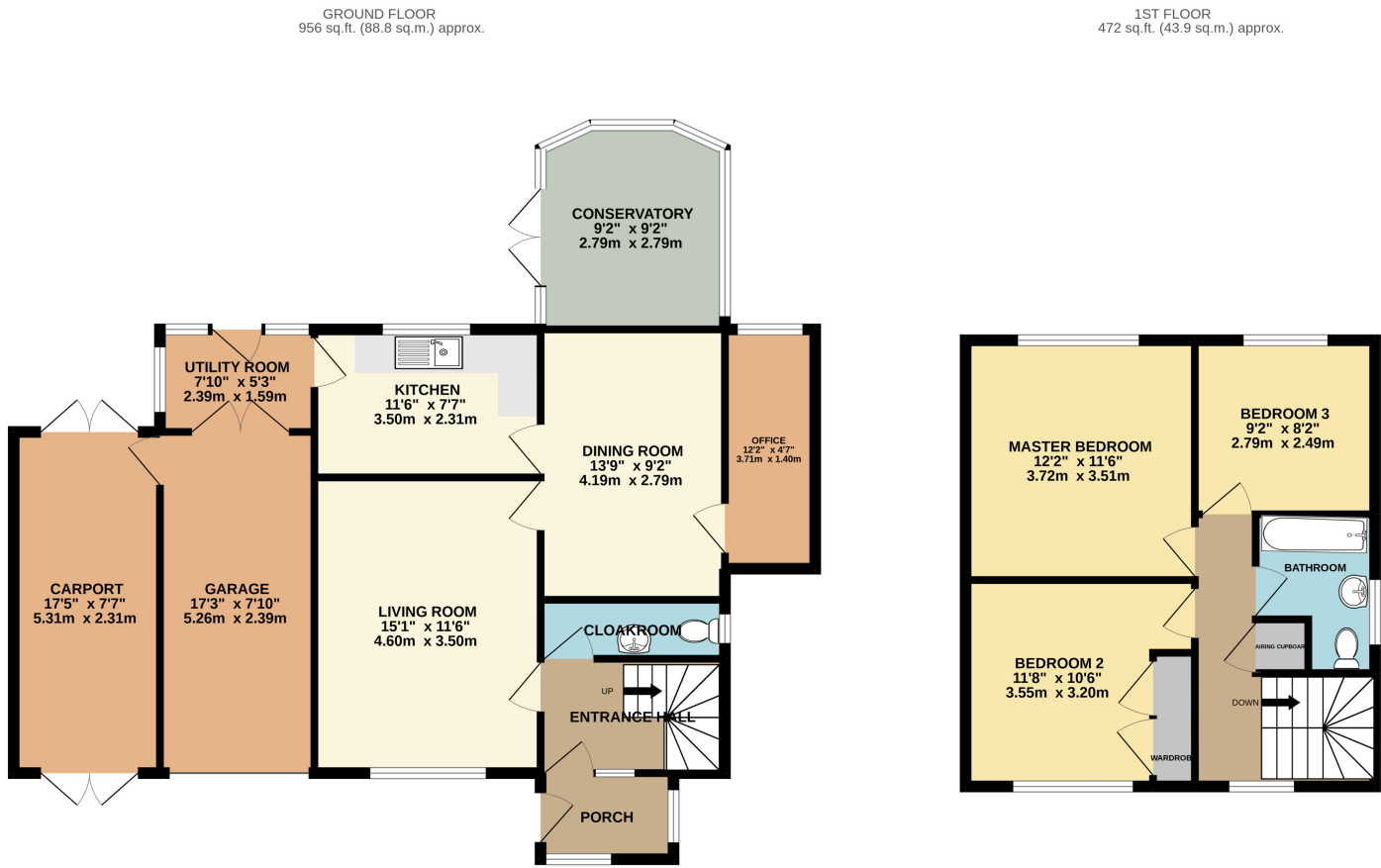


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA : 1428 sq.ft. (132.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

Ground Floor

Porch

6' 9" x 4' 5" (2.06m x 1.35m)

Entrance Hall

5' 7" x 5' 10" (1.70m x 1.78m)

Cloakroom

9' 4" x 3' 0" (2.84m x 0.91m)

Living Room

11' 6" x 15' 1" (3.51m x 4.60m) 11' 6" x 15' 1" (3.51m x 4.60m)

Dining Room

9' 2" x 13' 9" (2.79m x 4.19m)

Office

12' 2" x 4' 7" (3.71m x 1.40m)

Conservatory

9' 2" x 9' 2" (2.79m x 2.79m)

Kitchen

7' 7" x 11' 6" (2.31m x 3.51m)

Utility Room

7' 10" x 5' 3" (2.39m x 1.60m)

Garage

7' 11" x 17' 5" (2.41m x 5.31m)

Car Port

7' 7" x 17' 5" (2.31m x 5.31m)

First Floor

Landing

Bedroom 2

10' 6" x 11' 8" (3.20m x 3.56m)

Master Bedroom

11' 6" x 12' 2" (3.51m x 3.71m)

Bedroom 3

8' 2" x 9' 2" (2.49m x 2.79m)

Family Bathroom

Outside

Rear Garden

Driveway Parking

Front Garden

Council Tax Band

D

