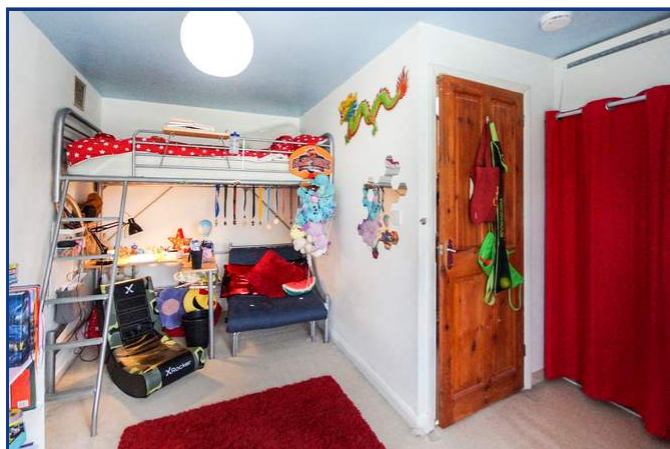


Hawkedon Way, Lower Earley, Reading, Berkshire.
RG6 3AP.



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



Hawkedon Way, Lower Earley, Reading, Berkshire
. RG6 3AP.

£335,000 Freehold

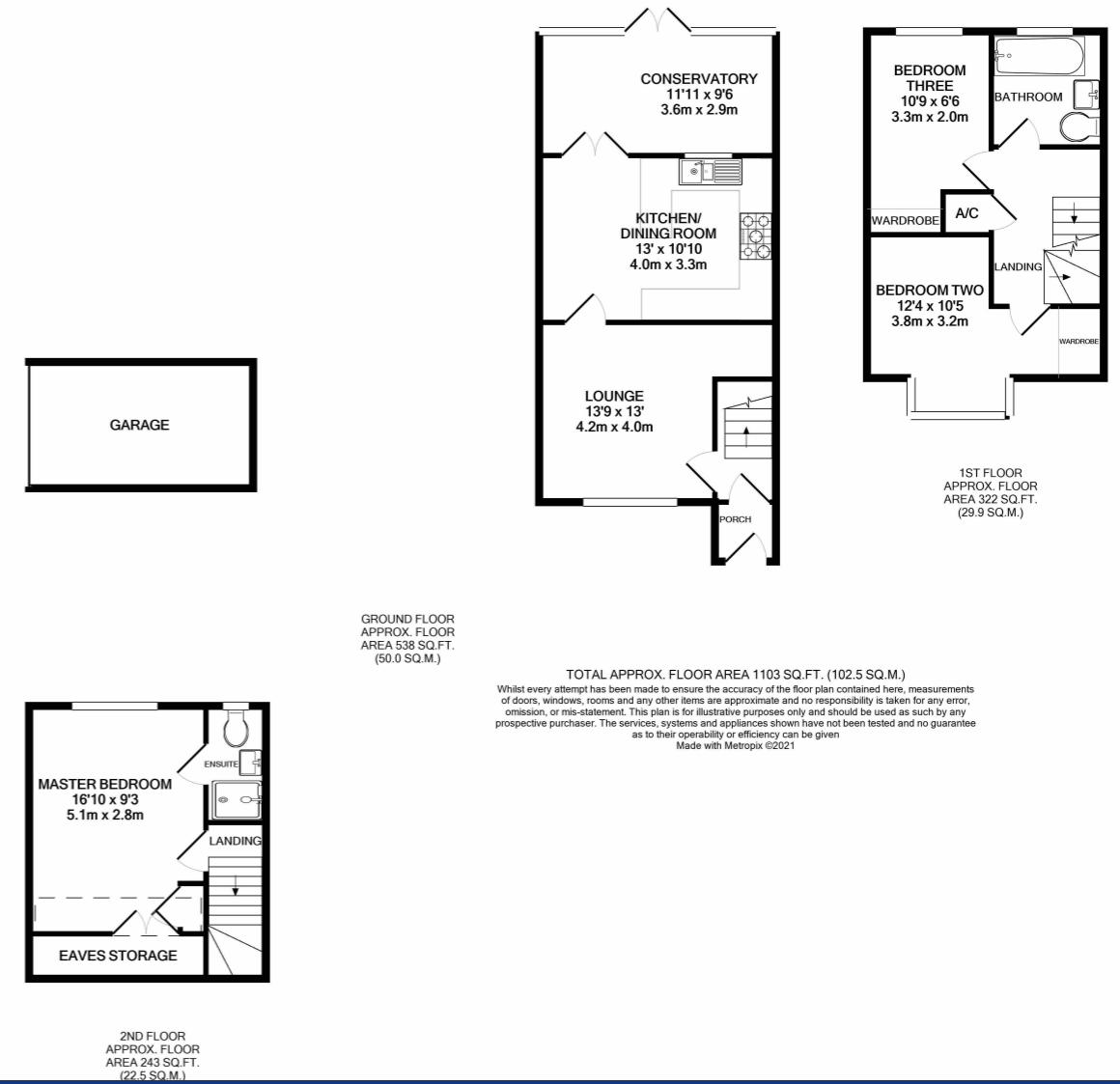
Situated in a pleasant position overlooking a green, is this well presented three bedroom mid terraced home with accommodation over three floors. The property provides excellent access to the A329 and the M4 motorway, whilst being walking distance to local shops and a regular bus route into the town centre. The accommodation comprises three bedrooms, ensuite to master, first floor bathroom, lounge, modern kitchen and a conservatory. Further benefits include a private enclosed rear garden with rear gate access, garage in a nearby block, allocated parking, gas central radiator heating and UPVC double glazing.

- Overlooking A Green
- Three Good Sized Bedrooms
- Conservatory
- En Suite To Master Bedroom
- Family Bathroom
- Enclosed Rear Garden
- Garage & Allocated Parking
- UPVC Double Glazing & Gas Central Heating

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

Lounge

13' 9" x 13' 0" (4.19m x 3.96m)

Kitchen

10' 10" x 13' 0" (3.30m x 3.96m)

Conservatory

11' 11" x 9' 6" (3.63m x 2.90m)

First Floor

Landing

Bedroom Two

12' 4" x 10' 5" (3.76m x 3.17m)

Bedroom Three

10' 9" x 6' 6" (3.28m x 1.98m)

Bathroom

Second Floor

Master Bedroom

16' 10" x 9' 3" (5.13m x 2.82m)

Ensuite

Outside

Front Garden

Rear Garden

Garage In A Block & Allocated Parking

Council Tax Band

C