

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



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Reading RG6 3HD  
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£345,000 Freehold

Arins Property Services are pleased to present this well-maintained two-bedroom end-of-terrace home, offered to the market in excellent condition and located in a popular, convenient area. The ground floor comprises an entrance lobby, a spacious lounge, and a modern kitchen/dining room. Upstairs, the first-floor accommodation offers a landing, two well-proportioned bedrooms, and a modern family bathroom. Externally, the property features a neat front garden with side access leading to the rear garden, which is mainly laid to lawn with a patio area, ideal for outdoor entertaining. A rear gate provides access to the off-road driveway and garage. The location is superbly situated within walking distance of Maiden Lane Centre, home to a variety of shops, restaurants, and amenities, including a Sainsbury's Local. It also offers easy access to the Lower Earley District Centre, which boasts a large ASDA Superstore, Marks & Spencer, Boots, fast food outlets, Loddon Valley Leisure Centre, and a 24-hour petrol station. For commuters, the A329(M) with links to the M4 is just a short drive away, and the property is well-served by local public transport, with Winnersh Triangle and Earley railway stations offering connections to Reading and London. A nearby bus route also provides direct access to Reading in around 30 minutes. Families will appreciate the proximity to local primary schools within walking distance, and secondary schools just a short drive away. An internal viewing is highly recommended to fully appreciate all this home has to offer. EPC to follow.

- Quiet walkway location overlooking a green
- Two bedroom end of terrace
- Driveway parking and garage
- Lounge and Kitchen dining room
- Private rear garden with side and rear access
- Good decorative condition
- Modern kitchen and bathroom
- Local shops and bus routes within walking distance
- Close to all local amenities and some lovely woodland walks
- Double glazed and gas central heating with a modern Worcester boiler

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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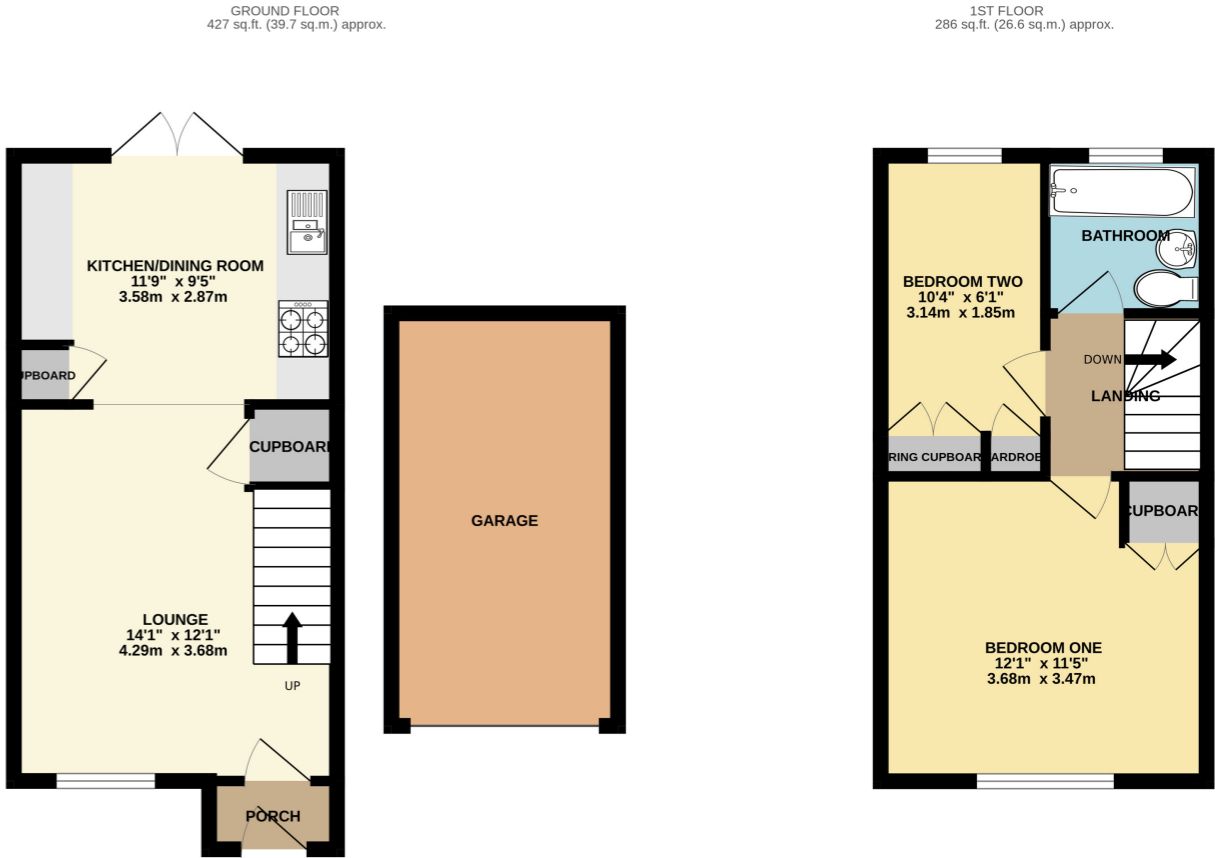


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Property Description

GROUND FLOOR

- Lobby
- Lounge
- 3.7m x 4.3m (12' 2" x 14' 1")
- Kitchen/dining room
- 2.9m x 3.7m (9' 6" x 12' 2")
- Landing
- Bedroom two
- 1.9m x 3.1m (6' 3" x 10' 2")
- Bathroom
- OUTSIDE
- Front garden
- Rear garden
- Driveway and garage

FIRST FLOOR

- Bedroom one
- 3.7m x 3.5m (12' 2" x 11' 6")
- Council Tax Band
- C