

16 Thistleton Way, Lower Earley, Reading, Berkshire
. RG6 3BD.



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Berkshire
Reading RG6 3HD
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Berkshire. RG6 3BD.

£570,000 Freehold

Situated in a pleasant location, is this very well presented detached family home offered to the market with NO ONWARD CHAIN. The property provides excellent access to the A329 and the M4 motorway, whilst being within walking distance to local schools like Hawkedon & Maiden Erlegh. Maiden Lane Centre shops, children's playpark, and a regular bus route into the town centre are also nearby. The ground floor accommodation comprises an entrance hall, lobby leading to a WC, spacious living room, separate dining room and a kitchen. To the first floor there is a landing, modern shower room, there is four good sized bedrooms, the master benefiting an en-suite bathroom. Further benefits include a pleasant rear garden, large front garden, ample driveway parking, and a single garage. There is also potential to extend STPP.

- NO ONWARD CHAIN
- Well Presented Throughout
- Detached Family Home
- Four Good Sized Bedrooms
- Ensuite Bathroom To Master Bedroom
- Pleasant Rear Garden
- Ample Driveway & Garage
- Corner Plot Position
- Potential To Extend (STPP)
- Spacious Living Room

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.

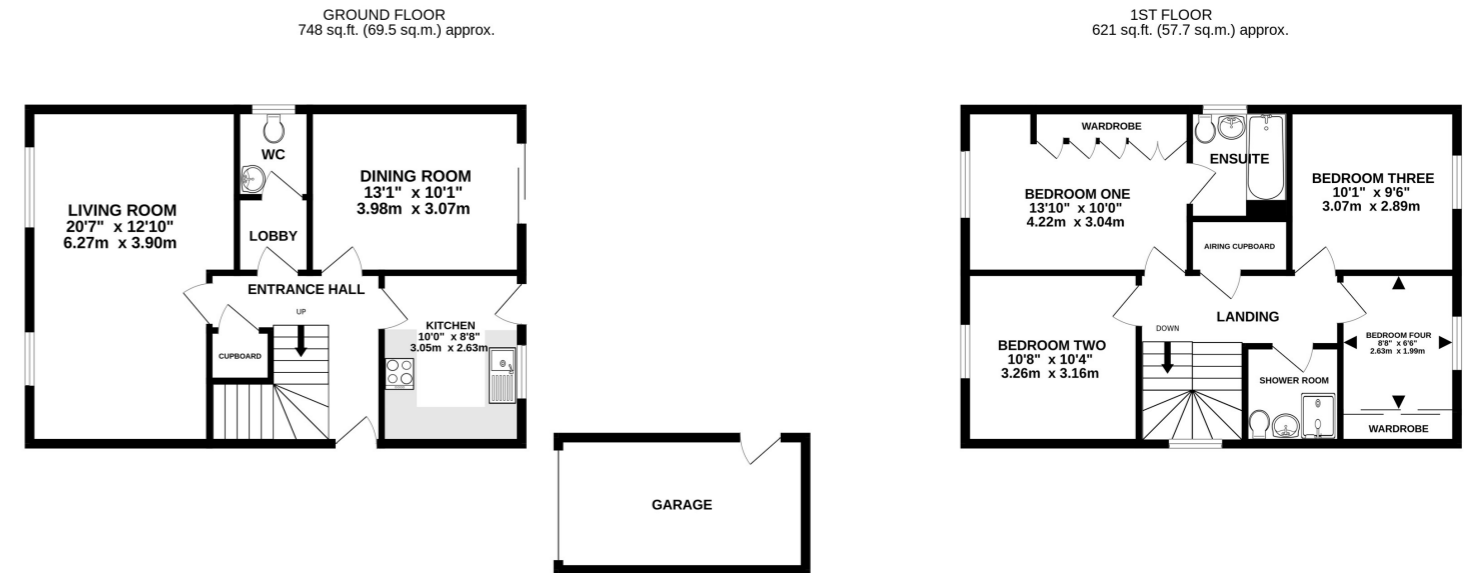


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA : 1369 sq.ft. (127.1 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

Entrance Hall

Lobby

WC

Living Room

6.27m x 3.90m (20' 7" x 12' 10")

Dining Room

3.98m x 3.07m (13' 1" x 10' 1")

Kitchen

3.05m x 2.63m (10' 0" x 8' 8")

First Floor

Landing

Bedroom One

4.22m x 3.04m (13' 10" x 10' 0")

Ensuite Bathroom

Bedroom Two

3.26m x 3.16m (10' 8" x 10' 4")

Bedroom Three

3.07m x 2.89m (10' 1" x 9' 6")

Bedroom Four

2.63m x 1.99m (8' 8" x 6' 6")

Shower Room

Outside

Front Garden

Rear Garden

Garage

Council Tax Band

E

