

21 Cannock Way, Lower Earley, Reading, Berkshire.
RG6 4EF.



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Berkshire
Reading RG6 3HD
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Berkshire. RG6 4EF.

£600,000 Freehold

A rare opportunity to acquire this exceptional family home, which has been completely transformed by the current owners. This stunning four-bedroom detached property is finished to an outstanding standard throughout. The ground floor features an inviting entrance hall leading to a remarkable open-plan kitchen, dining, and living area with a striking feature wall and fireplace. The modern kitchen boasts a central island, integrated appliances, and bi-folding doors that open seamlessly to the garden. Additionally, the garage has been thoughtfully converted into a versatile room, perfect as a fifth bedroom or home office, complete with its own shower room. There is also a separate utility area. Underfloor heating extends across the entire ground floor, enhancing comfort and style. Upstairs, the first floor offers three generously sized double bedrooms, all featuring fitted storage. The master bedroom benefits from a luxurious ensuite shower room, while the fourth bedroom is currently used as a study. Further highlights include driveway parking for two cars, EV charging capabilities, and a low-maintenance rear garden. Situated in a sought-after location, this home provides convenient access to the Maiden Lane Centre, Asda shopping complex, and the M4 motorway. Excellent local schools are within walking distance, along with reliable bus and rail links. Viewing is highly recommended to fully appreciate this exceptional property.

- Stunning four-bedroom detached family home
- Refurbished to a high standard
- Impressive open-plan kitchen/dining/living area
- Three spacious double bedrooms with fitted storage, plus a master with a modern ensuite
- Fourth bedroom currently used as a study
- Low-maintenance rear garden
- Driveway parking for two cars
- Desirable location close to Maiden Lane Centre, Asda complex, and M4 motorway
- Converted garage provides a versatile fifth bedroom or home office with its own shower room
- Plenty of storage
- Good schools nearby

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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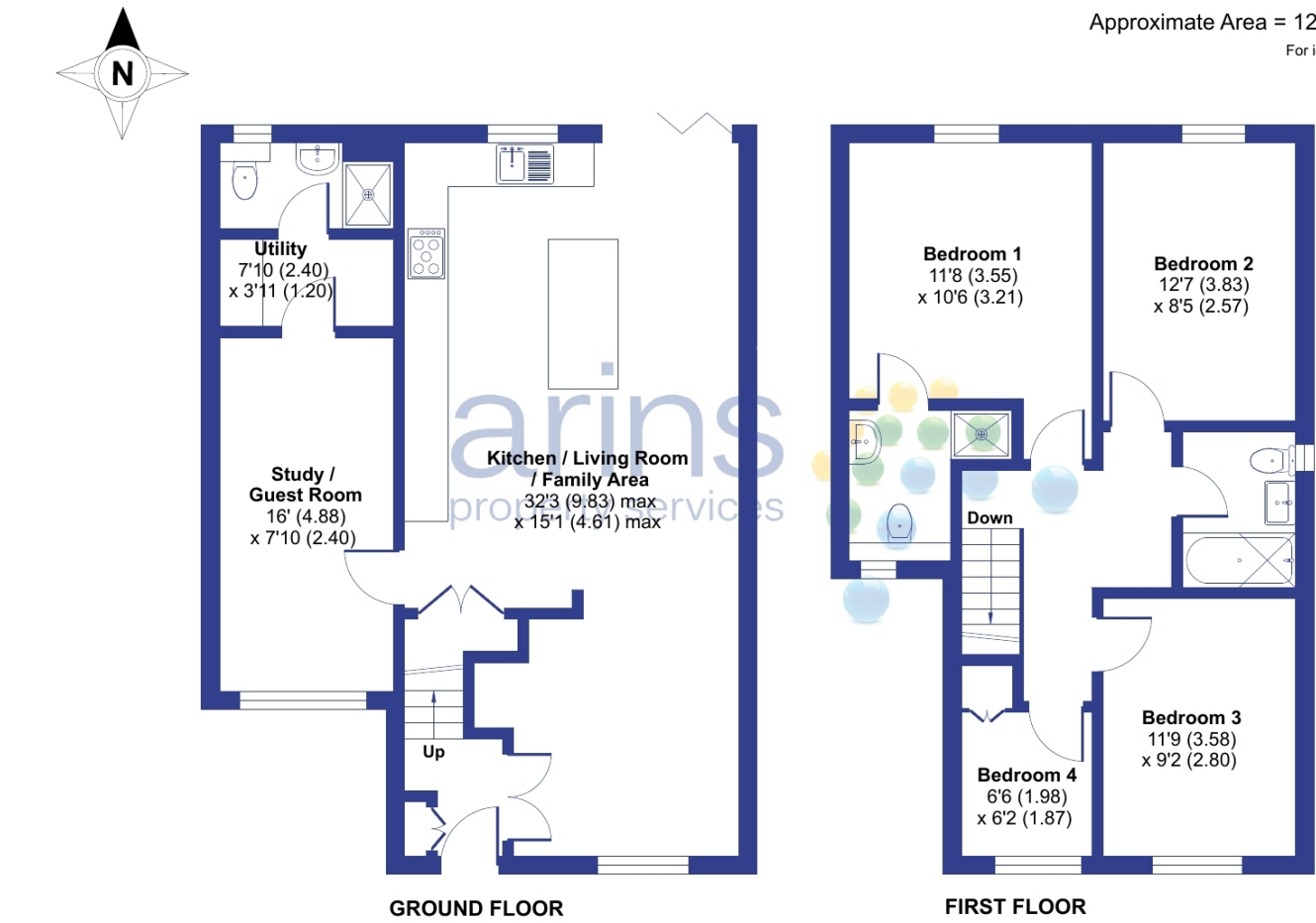


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Approximate Area = 1279 sq ft / 118.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclchecom 2024. Produced for Ar GRP Ltd (Arins Property Services). REF: 1226284

Property Description

Ground Floor

Entrance Hall

Kitchen/Living Room/ Family Area

9.83m x 4.61m (32' 3" x 15' 1")

Study/Guest Room

4.99m x 2.40m (16' 4" x 7' 10")

Utility

Shower Room

First Floor

Landing

Bedroom One

3.55m x 3.21m (11' 8" x 10' 6")

Ensuite

Bedroom Two

3.83m x 2.57m (12' 7" x 8' 5")

Bedroom Three

3.59m x 2.80m (11' 9" x 9' 2")

Bedroom Four

1.98m x 1.87m (6' 6" x 6' 2")

Bathroom

Outside

Driveway Parking

Rear Garden

Council Tax Band

D

