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# 54 Wimblington Drive, Lower Earley, Reading, Berkshire. RG6 4JG.

£485,000 Freehold

Arins Property Services are pleased to offer for sale this Bryant built three bedroom end of terrace home situated at the end of a quiet cul de sac in a popular location in Lower Earley, which is a suburb to the south east of Reading in central Berkshire. The accommodation offers entrance hall, large open plan lounge/dining/study, kitchen, conservatory, three good size bedrooms and family bathroom. To the outside is driveway parking to the front and to the rear is a good size private garden with lawn and patio area. For the commuter the A329M is only a short drive away giving access to the M4 to London. Within walking distance, you can find a bus stop giving access to Reading within thirty minutes. For buyers with children local primary schools are within walking distance and the local Sainsbury local is close by. The district centre nearby offers a large ASDA super store, Boots the chemist, Iceland, fast food outlets and a 24 hour petrol station. Another advantage living close to Reading is the mainline railway station connects London Paddington via the Elizabeth line which takes just thirty minutes. An internal viewing is highly recommended. EPC to follow.

- · Quiet cul de sac location
- Easy access to all amenities
- Three good size bedrooms
- Garage conversion now offering further reception
- Gas central heating
- Double glazed
- Good size private rear garden
- Driveway parking
- · Good decorative order
- Modern family bathroom



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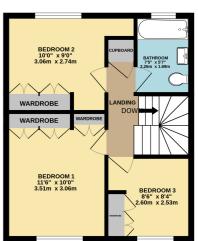


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1ST FLOOR 409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 987 sq.ft. (91.7 sq.m.) approx.

Whilst every altering this been made to ensure the accuracy of the floorplan contained here, measureme of doors, windows, rooms and any other tents are approximate and no responsibility is taken for any err omission or mis-statement. This plan is for illustrative purposes only and should be used as such by an prospective purposance. The services, systems and applicance althorn them college to been itselfed and no guarant prospective purposes.

# **Property Description**

# **GROUND FLOOR**

Hall

# Lounge/dining/study

5.64m x 7.13m (18' 6" x 23' 5")

#### Kitchen

2.83m x 2.22m (9' 3" x 7' 3")

# Conservatory

 $3.57 \mathrm{m} \times 3.29 \mathrm{m} \ (11' \ 9'' \times 10' \ 10'')$ 

# FIRST FLOOR

# Bedroom one

3.51m x 3.06m (11' 6" x 10' 0")

### Bedroom two

3.06m x 2.74m (10' 0" x 9' 0")

### Bedroom three

2.60m x 2.53m (8' 6" x 8' 4")

### Bathroom

2.26m x 1.69m (7' 5" x 5' 7")

# OUTSIDE

Front garden with driveway parking

### Rear garden

### **Council Tax Band**

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