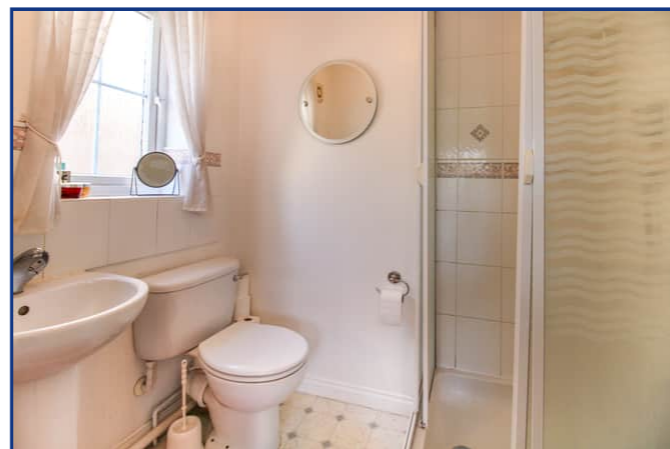


Paddick Drive, Lower Earley, Reading, Berkshire.  
RG6 4HH.



3 Maiden Lane Centre  
Berkshire  
Reading RG6 3HD  
Tel: 0118 926 8260  
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Paddick Drive, Lower Earley, Reading, Berkshire.  
RG6 4HH.

£525,000 Freehold

Situated in a popular modern development in Lower Earley, is this well presented and spacious McLean built three bedroom detached family home. The property provides excellent access to local Business Parks, local bus routes into the town centre, and is within walking distance of the Maiden Lane Centre with its shops, restaurants, pub, café and Sainsbury's Local. The property also has great access to local schools, M4 Junction 10, as well as Reading University and Earley Railway Station. The sizeable downstairs accommodation comprises an entrance hall, cloakroom, two reception rooms, conservatory, and a separate kitchen. On the first floor, you will find the family bathroom, a large master bedroom with an en-suite shower room, a two further double bedrooms with fitted wardrobes. Additional benefits include a pleasant secluded rear garden, integral garage, ample driveway parking, UPVC double glazing and gas central heating.

- No Onward Chain
- Three Bedrooms
- Detached Family Home
- Two Reception Rooms
- Downstairs Cloakroom
- Seperate Kitchen
- Conservatory
- En-Suite Shower Room
- Secluded Rear Garden
- Driveway Parking & Garage
- Close To Amenities & Schools
- Access to A329M and M4 Motorways

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

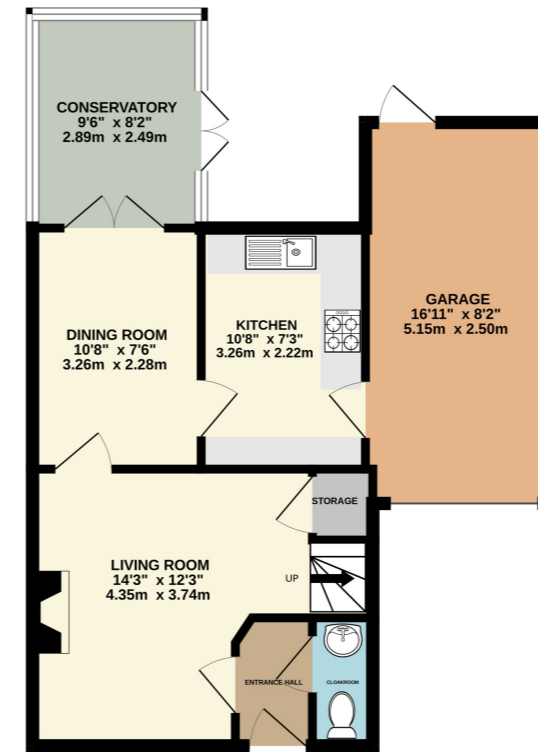
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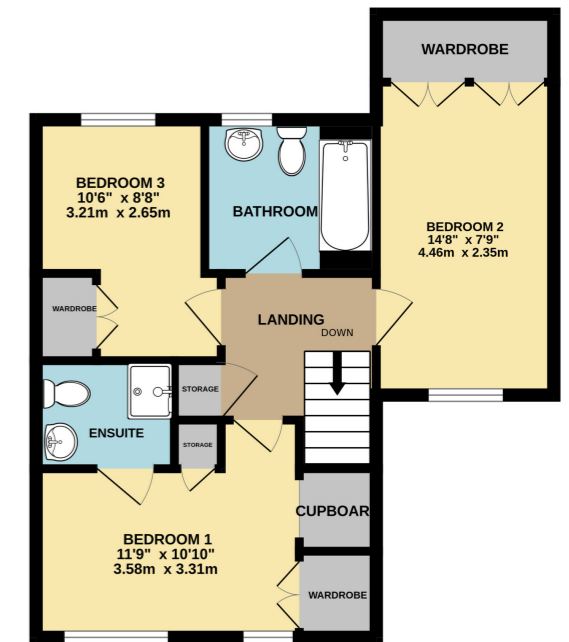
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GROUND FLOOR



1ST FLOOR



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**

**WC**

**Living Room**

4.35m x 3.74m (14' 3" x 12' 3")

**Dining Room**

2.28m x 3.26m (7' 6" x 10' 8")

**Kitchen**

2.22m x 3.26m (7' 3" x 10' 8")

**Conservatory**

2.49m x 2.89m (8' 2" x 9' 6")

**First Floor**

**Landing**

**Bedroom One**

3.58m x 3.31m (11' 9" x 10' 10")

**En-Suite Shower Room**

**Bedroom Two**

2.35m x 4.46m (7' 9" x 14' 8")

**Bedroom Three**

2.65m x 3.21m (8' 8" x 10' 6")

**Family Bathroom**

**Outside**

**Driveway Parking**

**Secluded Rear Garden**

**Garage**

2.5m x 5.15m (8' 2" x 16' 11")

**Council Tax Band**

D

