

11 Sawtry Close, Lower Earley, Reading, Berkshire.
RG6 3AA.



3 Maiden Lane Centre
Berkshire
Reading RG6 3HD
Tel: 0118 926 8260
www.arins.co.uk



11 Sawtry Close, Lower Earley, Reading,
Berkshire. RG6 3AA.

£550,000 Freehold

Nestled in a pleasant cul-de-sac, is this meticulously presented detached family home. Benefit from close proximity to prestigious local schools such as Hawkedon & Loddon Primary schools and Maiden Erleigh Secondary School, as well as convenient access to nearby shops, amenities, and leisure options. The property enjoys a prime location near Showcase Cinema, The George pub, A329, and M4 motorway, ensuring effortless commuting with a nearby bus route to Reading town centre. Step inside to discover the ground floor featuring an inviting entrance hall with double doors to the kitchen, downstairs WC, and a spacious living room seamlessly flowing to the garden. The generously sized refitted kitchen/breakfast room and separate dining room provide ample space for family gatherings. Upstairs, four bedrooms await along with a stylishly refitted family bathroom. Enjoy additional advantages such as UPVC double glazing, a delightful rear garden, a block-paved driveway offering ample parking for multiple cars, and a single garage.

- Four bedrooms
- Detached family home
- Pleasant cul-de-sac location
- Ample paved driveway
- Very well presented throughout
- Downstairs WC
- Two reception rooms
- Refitted kitchen/breakfast room
- Pleasant rear garden
- Single garage
- Refitted family bathroom
- Close to schools & amenities

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.

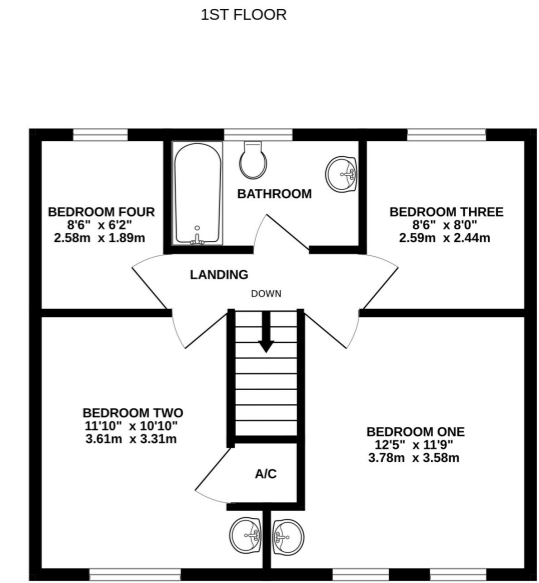
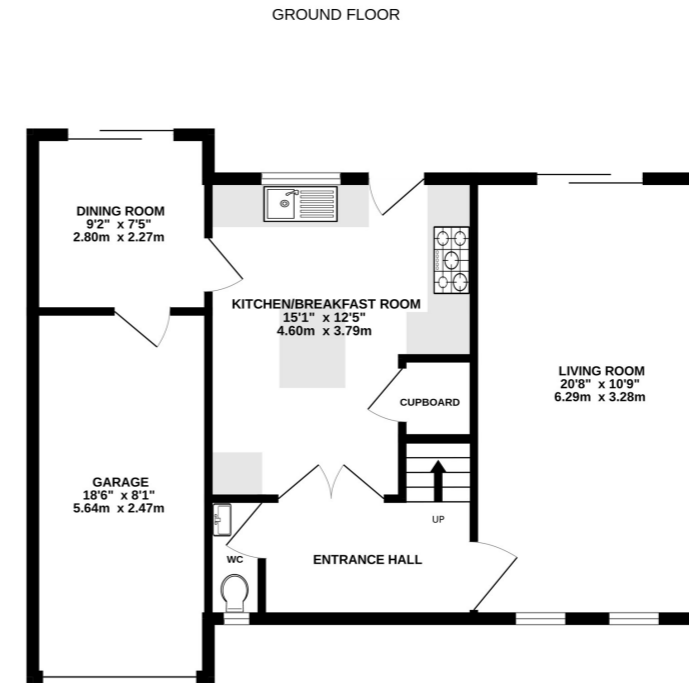


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

11 Sawtry Close, Lower Earley, Reading, Berkshire.
RG6 3AA.



Have you visited our website for our latest property listings?
www.arins.co.uk



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.
Made with Metropix ©2024

Property Description

Ground Floor

Entrance Hall

WC

Living Room

6.29m x 3.28m (20' 8" x 10' 9")

Kitchen/Breakfast Room

4.60m x 3.79m (15' 1" x 12' 5")

Dining Room

2.80m x 2.27m (9' 2" x 7' 5")

First Floor

Landing

Bedroom One

3.78m x 3.58m (12' 5" x 11' 9")

Bedroom Two

3.61m x 3.31m (11' 10" x 10' 10")

Bedroom Three

2.59m x 2.44m (8' 6" x 8' 0")

Bedroom Four

2.58m x 1.89m (8' 6" x 6' 2")

Bathroom

Outside

Ample Driveway

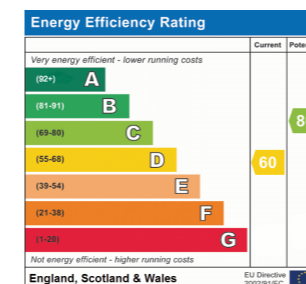
Rear Garden

Garage

5.64m x 2.47m (18' 6" x 8' 1")

Council Tax Band

E



England, Scotland & Wales