

7 Hollym Close, Lower Earley, Reading, Berkshire.  
RG6 3XW.



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



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. RG6 3XW.

£375,000 Freehold

**\*\*NO ONWARD CHAIN\*\*** Situated in a quiet cul-de-sac in sought-after Lower Earley, this fantastic two double-bedroom semi-detached home is one of the larger-style two-bedroom properties in the area, offering spacious, modern living in a convenient and family-friendly location. Within catchment for the well-regarded Hawkedon and Loddon Primary Schools, and just a short walk from local shops, the Maiden Lane Centre, and a variety of amenities, this home is ideal for first-time buyers, young families, or investors. The ground floor features an entrance porch, a generous 17ft living room, and a good sized kitchen/breakfast room that opens directly onto the garden. Upstairs, there are two well-proportioned double bedrooms and a modern family bathroom. The property benefits from gas central heating, UPVC double glazing, and is well presented throughout. Externally, the home boasts driveway parking, a single garage, and a good-sized, low-maintenance rear garden that is not overlooked, offering excellent privacy. A rear door provides convenient access from the garden into the back of the garage—ideal for storage or future utility use. Ideally located for access to the A329(M), M4 motorway, Reading University, and local business parks, the property is also well served by bus routes.

- Larger-style two double-bedroom semi-detached home
- Quiet cul-de-sac location in sought-after Lower Earley
- Well presented throughout
- Spacious 17ft living room and kitchen/breakfast room
- Two generously sized double bedrooms and a modern bathroom
- Good-sized, low-maintenance rear garden – not overlooked
- Rear access to garage directly from the garden
- Driveway parking and single garage
- Within catchment for Hawkedon & Loddon Primary Schools
- Walking distance to Maiden Lane Centre, with easy access to A329(M) & M4

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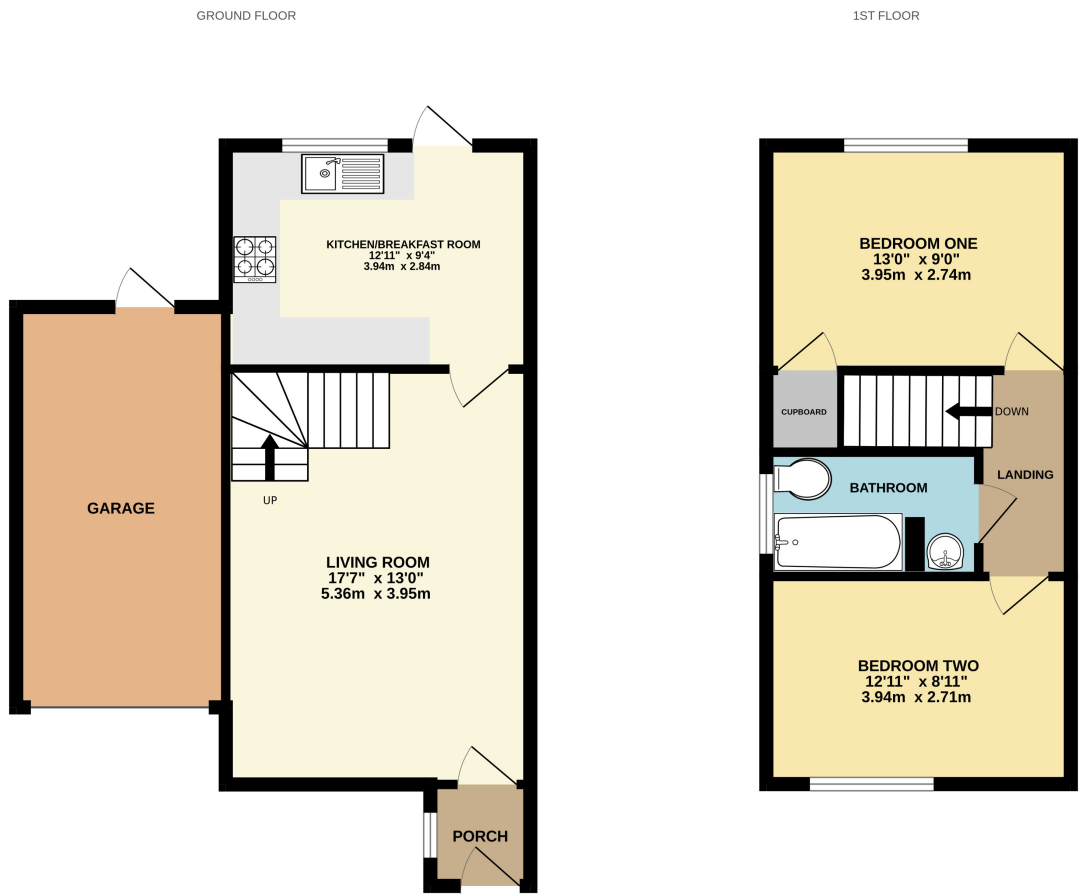
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



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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

- Porch
- Living Room  
5.36m x 3.95m (17' 7" x 13' 0")
- Kitchen/Breakfast Room  
3.94m x 2.84m (12' 11" x 9' 4")

First Floor

- Landing
- Bedroom One  
3.95m x 2.74m (13' 0" x 9' 0")

- Bedroom Two  
3.94m x 2.71m (12' 11" x 8' 11")
- Bathroom
- Outside
- Driveway Parking
- Rear Garden
- Garage
- Council Tax Band  
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