

132 Hilmonton, Lower Earley, Reading, Berkshire.
RG6 4HJ.



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



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£800,000 Freehold

****NO ONWARD CHAIN**** Situated in a highly sought after location and occupying a corner plot position at the end of the cul-de-sac, is this impressive five bedroom detached family home, built by Bovis Homes. The property provides excellent access to local primary and secondary schools including Maiden Erlegh, the top Grammar Schools in Reading, Reading University, local shops and amenities, easy access to train stations and the M4 & A33. The spacious ground floor comprises an entrance hall, cloakroom, living room, dining room, kitchen/breakfast room and a utility room. To the first floor there is a landing, five bedrooms and a family bathroom. The master bedroom benefits from having an ensuite and fitted wardrobes. Externally you benefit from a pleasant and private rear garden, double garage with ample driveway parking. Further benefits include gas central heating, and UPVC double glazing.

- NO ONWARD CHAIN
- Bovis Built Detached Family Home
- Five Bedrooms
- Corner Plot Position
- Double Garage & Ample Driveway
- Pleasant Rear Garden
- Two Reception Rooms
- Modern Kitchen/Breakfast Room
- Utility Room & Cloakroom
- Ensuite To Master Bedroom

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

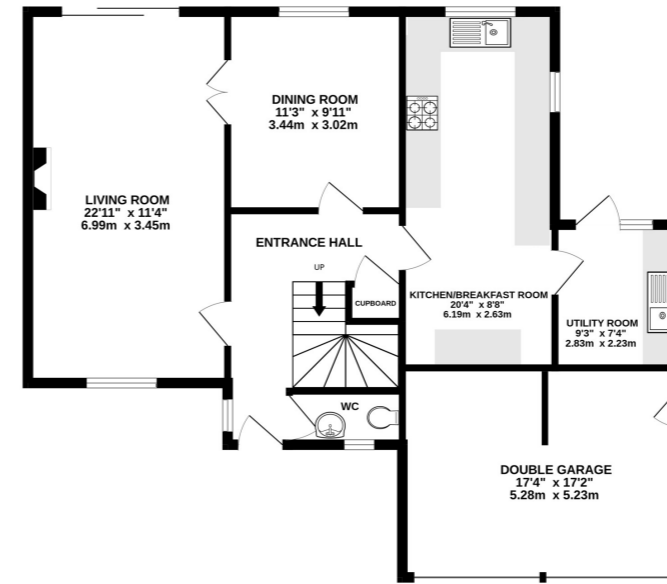
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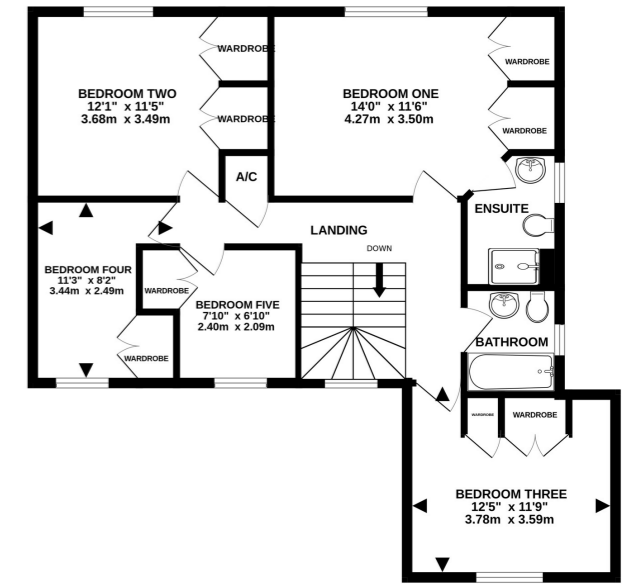
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GROUND FLOOR



1ST FLOOR



HILMANTON

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

6.99m x 3.45m (22' 11" x 11' 4")

Dining Room

3.44m x 3.02m (11' 3" x 9' 11")

Kitchen/Breakfast Room

6.19m x 2.63m (20' 4" x 8' 8")

Utility Room

2.83m x 2.33m (9' 3" x 7' 8")

First Floor

Landing

Bedroom One

4.27m x 3.50m (14' 0" x 11' 6")

Ensuite

Bedroom Two

3.68m x 3.49m (12' 1" x 11' 5")

Bedroom Three

3.78m x 3.59m (12' 5" x 11' 9")

Bedroom Four

3.44m x 2.49m (11' 3" x 8' 2")

Bedroom Five

2.40m x 2.09m (7' 10" x 6' 10")

Bathroom

Outside

Front Garden

Rear Garden

Double Garage

5.28m x 5.23m (17' 4" x 17' 2")

Council Tax Band

F