

46 Moorhen Drive, Lower Earley, Reading, Berkshire
 . RG6 4NZ.



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 Berkshire. RG6 4NZ.

£525,000 Freehold

Arins Property Services are pleased to offer for sale this very well maintained three bedroom detached family home, situated in a very popular road in Lower Earley which is a suburb to the south east of Reading, which is a large town in central Berkshire. The ground floor accommodation comprises entrance porch which is rarely available on similar houses in the area, hallway, cloakroom, kitchen and lounge/dining room. The first floor accommodation comprises landing, master bedroom with en suite shower room, two further bedrooms and a family bathroom. To the outside is a small front garden, driveway parking with gated side access to rear garden and a single garage. This property is located in a very convenient location within walking distance of the district centre which incorporates a large ASDA superstore offering numerous other shops including a Boots the chemist. There is also nearby, a Marks & Spencers food hall and an Iceland. There is a 24 hour petrol station nearby which caters for your everyday needs as well. There is a local doctors surgery and a large leisure centre with a swimming pool both within walking distance. For the commuter the A329M is only a short drive away giving access to the M4, connecting London. There is a regular bus service within walking distance which takes you to Reading town centre in about a half hour. Reading central railway station connects London on the Elizabeth line and Earley railway station connects London Waterloo. For buyers with children there are primary schools within walking distance and a selection of secondary schools including Maiden Erlegh close by. A bit further afield is Dinton Pastures country park which offers fabulous lake side walks. We feel this property is well worth an internal viewing.

- Driveway parking and garage
- Excellent condition throughout
- Good size private rear garden
- Modern fitted kitchen
- Master bedroom with en suite shower room
- Good size lounge/dining room
- Family bathroom
- Gas central heating and double glazing
- Close to all amenities and local shops
- Good size entrance porch and newly installed part boarded loft space

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.

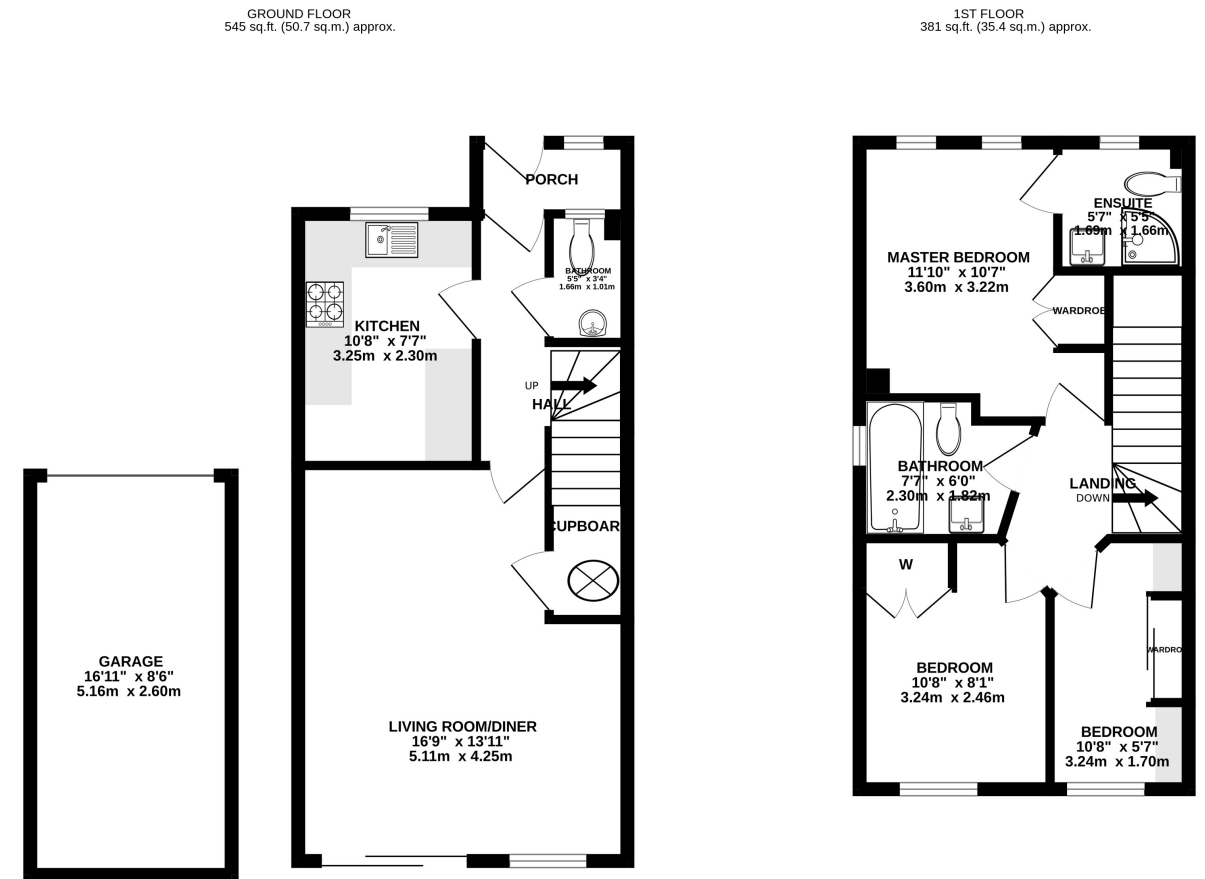


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA : 926 sq.ft. (86.1 sq.m.) approx.
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 is given as to their operability or efficiency can be given.
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Property Description

GROUND FLOOR

- Porch
- Entrance hall
- Cloakroom
- Kitchen
2.3m x 3.2m (7' 7" x 10' 6")
- Lounge/dining room
4.2m x 5.1m (13' 9" x 16' 9")

FIRST FLOOR

- Landing

Master bedroom

2.6m x 3.4m (8' 6" x 11' 2")

En suite

Bedroom two

2.4m x 2.6m (7' 10" x 8' 6")

Bedroom three

1.2m x 3.3m (3' 11" x 10' 10") excluding wardrobes (can be removed)

Bathroom

OUTSIDE

- Front garden

Rear garden

Garage

Council Tax Band

D

