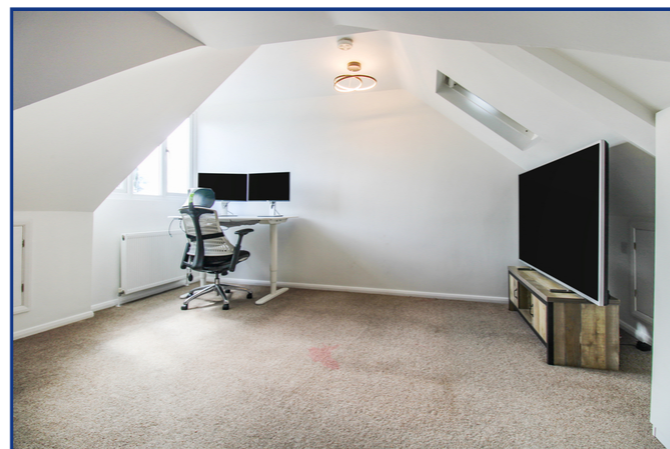


1 Sutcliffe Avenue, Earley, Reading, Berkshire. RG6 7JW.



3 Maiden Lane Centre
Berkshire
Reading RG6 3HD
Tel: 0118 926 8260
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1 Sutcliffe Avenue, Earley, Reading, Berkshire.
RG6 7JW.

£550,000 Freehold

Situated in a highly sought after location with the Maiden Erlegh school & Loddon school catchment areas, is this extremely well presented bay-fronted semi-detached family home. The property has been tastefully finished and it is literally ready for you to unpack your bags! This fantastic home is ideally located within easy access to the top Grammar Schools in Reading, Reading University and is within walking distance to local shops, Earley train station and local bus routes into the town centre. The property has been extended to provide accommodation over three floors. The spacious ground floor comprises an entrance hall, living room with feature fireplace, dining room opening into study area, modern kitchen/breakfast room and a WC. To the first floor there are two double bedrooms, both with fitted wardrobes, modern family bathroom and a modern shower room. On the third floor you have a further double bedroom with built in cupboards and eaves storage. Externally there is a pleasant & unique rear garden offering a courtyard area that has a passage through to a 'secret' large garden space. Further benefits include an integral single garage with electric roller door, ample driveway parking, gas central heating and UPVC double glazing.

- Bay-fronted Semi-Detached Home
- Accommodation Over Three Floors
- Two Reception Rooms & Study Area
- Modern Kitchen/Breakfast Room
- Bathroom & Shower Room
- Downstairs Cloakroom
- Extremely Well Kept Throughout
- Integral Garage & Driveway Parking
- Unique Garden With Courtyard & Large Lawned Area

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.

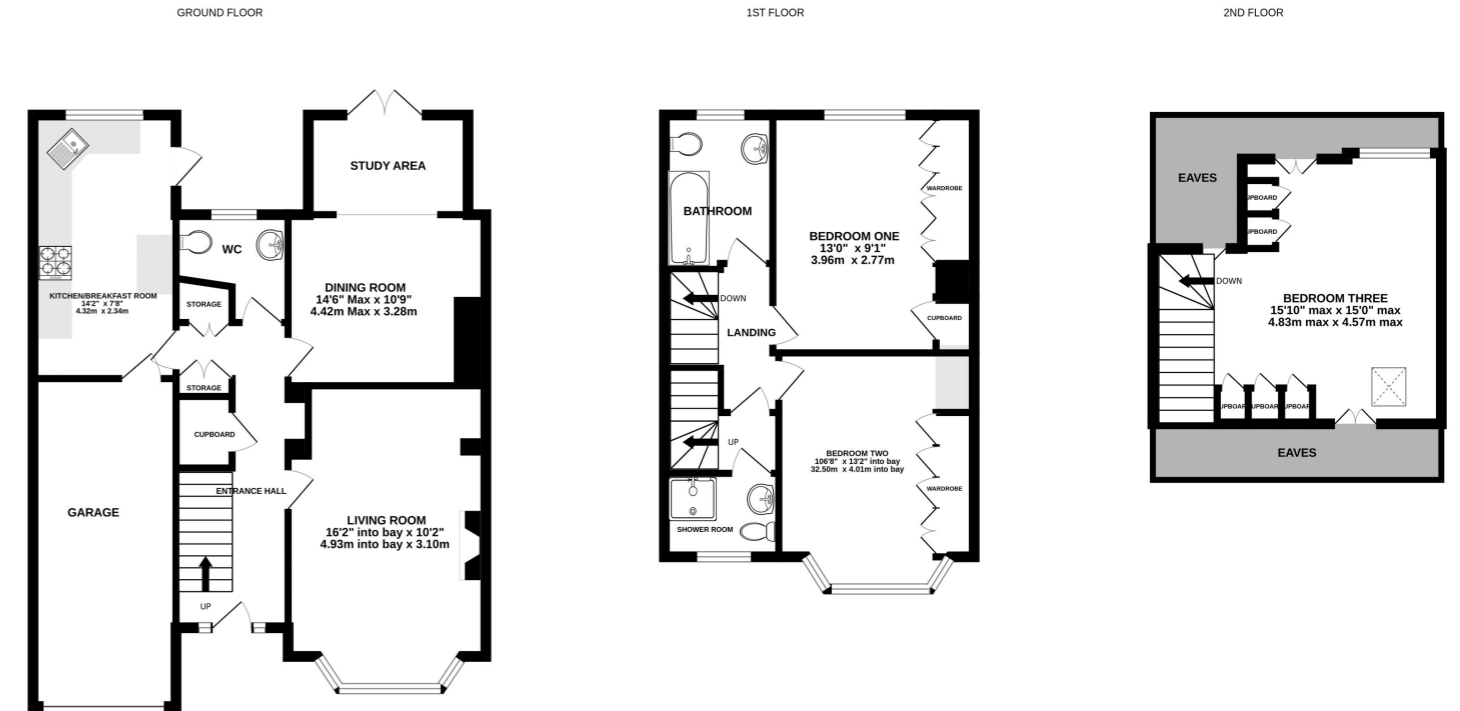


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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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

Living Room

4.93m x 3.10m (16' 2" x 10' 2")

Dining Room

4.42m x 3.28m (14' 6" x 10' 9")

Study Area

WC

Kitchen/Breakfast Room

4.32m x 2.34m (14' 2" x 7' 8")

First Floor

Landing

Bedroom One

3.25m x 4.01m (10' 8" x 13' 2")

Bedroom Two

3.96m x 2.77m (13' 0" x 9' 1")

Bathroom

Shower Room

Third Floor

Bedroom Three

4.83m x 4.57m (15' 10" x 15' 0")

Outside

Ample Driveway

Garage

Courtyard

Garden

Council Tax Band

D

