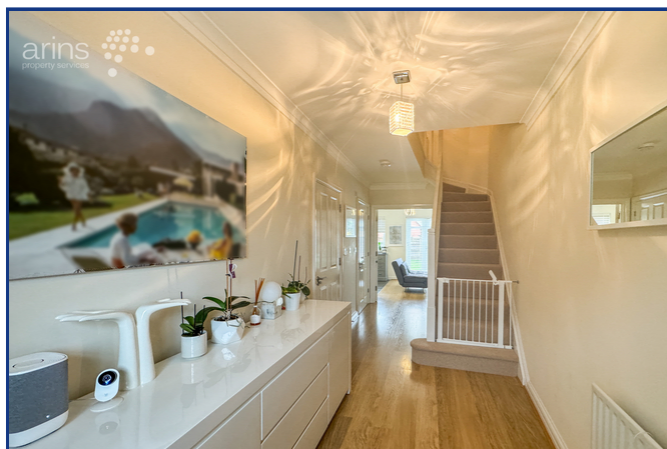


11 Simmonds Crescent, Lower Earley, Reading,  
Berkshire. RG6 3WF.



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



11 Simmonds Crescent, Lower Earley, Reading,  
Berkshire. RG6 3WF.

£535,000 Freehold

**\*\*NO ONWARD CHAIN\*\*** Situated in an enviable position overlooking a picturesque green within the sought-after development of 'The Manor,' this beautifully presented mid-terraced townhouse was built by St James Homes in 2006. The current owners have recently enhanced the property with a full re-paint, partial new flooring, and a thoughtfully re-landscaped garden featuring a new lawn and patio area. The spacious and versatile accommodation is arranged over three floors. On the ground floor, you'll find an inviting entrance hall with direct access to the integral garage, a convenient WC, and a modern kitchen/breakfast room that opens out to the garden. The first floor boasts a generous landing, the master bedroom with an en-suite shower room and fitted wardrobes, and a bright living room that opens onto a delightful balcony, perfect for enjoying your morning coffee while taking in views of the green. The second floor offers another spacious landing, three additional bedrooms, one of which includes an en-suite shower room. Additional features include driveway parking, a boarded loft for extra storage and a newly installed boiler (2023). This property is ideally located with excellent access to local business parks, bus routes to the town centre, and is within walking distance of the Maiden Lane Centre, offering shops, restaurants, a pub, café, and a Sainsbury's Local. It also provides easy access to well-regarded schools, M4 Junction 10, Reading University, and Earley Railway Station.

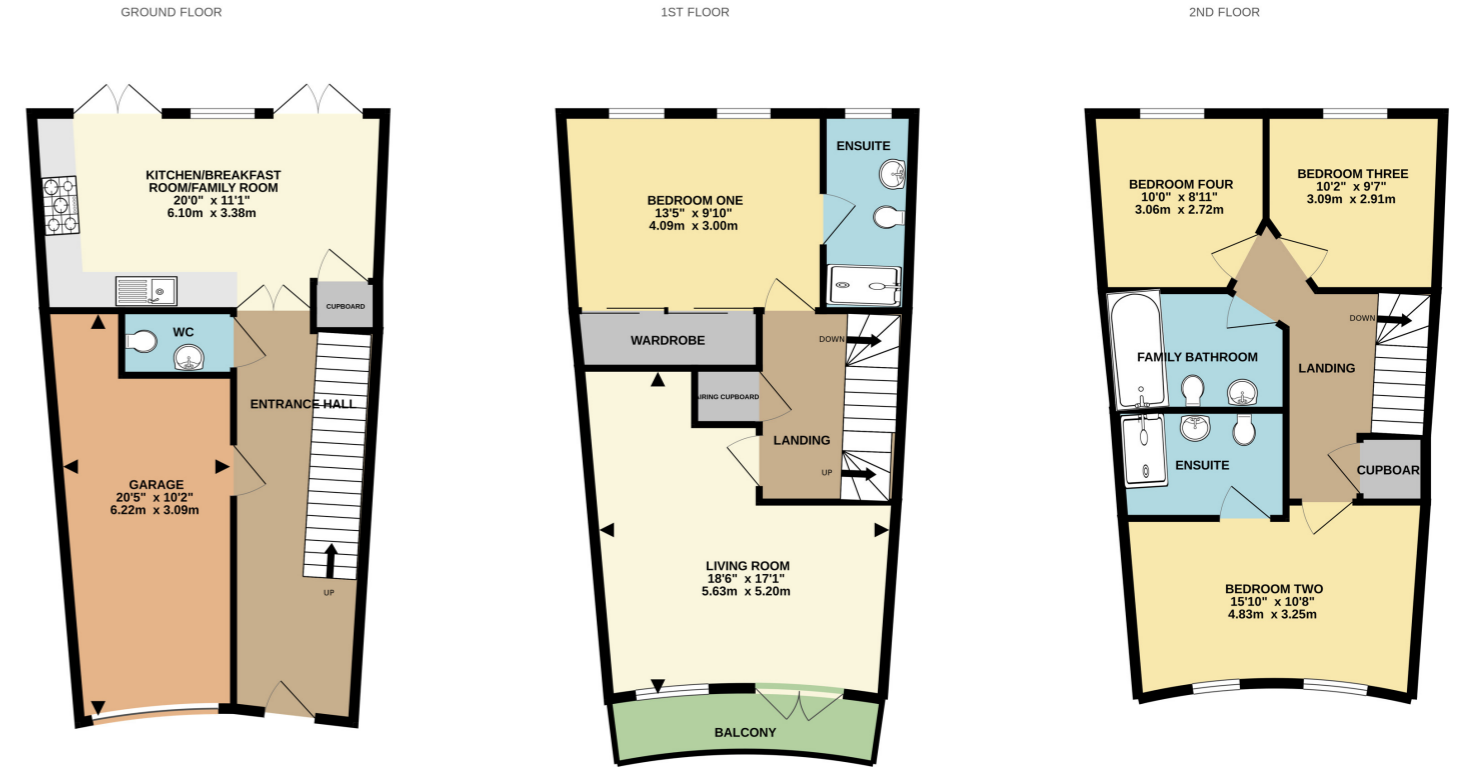
- NO ONWARD CHAIN
- Four bedrooms, three bathrooms
- Downstairs WC
- Overlooking a green
- Extremely well presented throughout
- Living room with balcony
- High ceilings throughout
- Freshly re-painted and partial new flooring
- Boarded loft
- Lovely rear garden with patio and rear access
- Convenient location

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





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**

**Kitchen/Breakfast Room/Family Room**

6.10m x 3.38m (20' 0" x 11' 1")

**First Floor**

**Landing**

**Living Room**

5.63m x 5.20m (18' 6" x 17' 1")

**Bedroom One**

4.09m x 3.00m (13' 5" x 9' 10")

**Ensuite**

**Second Floor**

**Landing**

**Bedroom Two**

4.83m x 3.25m (15' 10" x 10' 8")

**Ensuite**

**Bedroom Three**

3.09m x 2.91m (10' 2" x 9' 7")

**Bedroom Four**

3.07m x 2.72m (10' 1" x 8' 11")

**Outside**

**Garage**

6.22m x 3.09m (20' 5" x 10' 2")

**Rear Garden**

**Balcony**

**Development Service Charge**

There is an £700 per annum service charge for the development.

**Council Tax Band**

F

