

9 The Crescent, Earley, Reading, Berkshire. RG6 7NW.



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£800,000 Freehold

This 1930s four bedroom detached family home set within a sought after location in Earley. The property comprises entrance porch, downstairs W/C, bay fronted living room, kitchen/breakfast room and reception room to the rear. On the first floor there are four bedrooms and a family bathroom. Externally there is off road parking and a well maintained 125ft rear garden. The property further benefits from being within the Aldrynton Primary and Maiden Erlegh Secondary School Catchments.

- Four Bedrooms
- Within the traditional Maiden Erlegh catchment
- Aldrynton school catchment
- 125ft south facing rear garden
- Close to Earley railway station
- Cul de Sac Location
- Maiden Erlegh Nature Reserve Nearby
- Detached Family Home
- Potential To Extend (STPP)

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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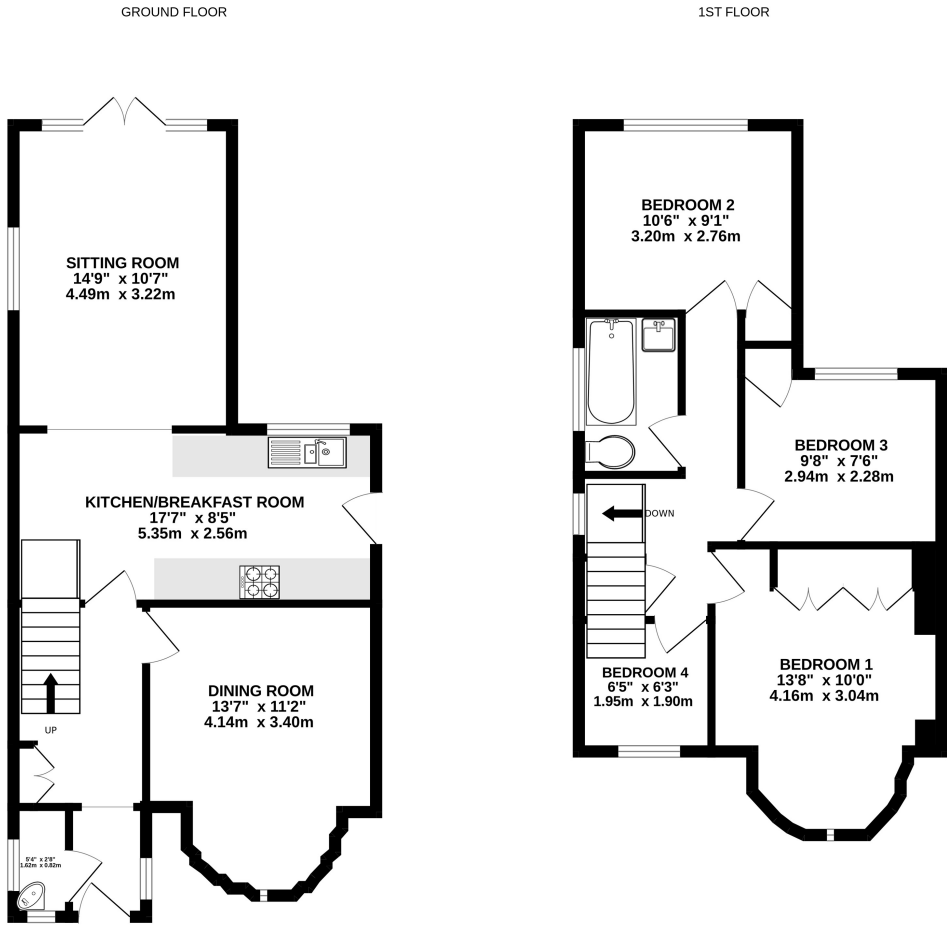


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan 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.

Property Description

Front Garden

Driveway

Ground floor

Hall way

Downstairs toilet

Dining Room

4.14m x 3.40m (13' 7" x 11' 2")

Kitchen/Breakfast Room

5.35m x 2.56m (17' 7" x 8' 5")

Family Room

4.49m x 3.22m (14' 9" x 10' 7")

First floor

Bedroom One

4.14m x 3.40m (13' 7" x 11' 2")

Bedroom Two

3.2m x 2.76m (10' 6" x 9' 1")

Bedroom Three

2.94m x 2.28m (9' 8" x 7' 6")

Bedroom Four

1.95m x 1.90m (6' 5" x 6' 3")

Family Bathroom

Garden

Council Tax Band

E

