

4 Allonby Close, Lower Earley, Reading, Berkshire.  
RG6 3BY.



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



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OIE £535,000 Freehold

Arins property services are pleased to offer for sale this well proportioned detached bungalow situated in a prime residential road in Lower Earley, which is a suburb to the south east of Reading in central Berkshire. The property benefits from hall, lounge/dining room, study/bedroom four, master bedroom with en-suite shower room, bedroom two, bedroom three and a family bathroom. To the outside is driveway parking for two vehicles, a small front garden and a large private rear garden, mainly laid to lawn and patio area. The location is great as it offers access to all local amenities such as the district centre, which has a large ASDA superstore, Boots the chemist, Iceland, M&S food hall and a 24 hour garage. Also locally is Loddon Valley Leisure centre which benefits from a 25 meter pool. The local doctors surgery of Brookside is within walking distance. For the commuter the A329M is only a short drive away and there is a regular bus service within walking distance, taking just a half an hour to Reading. For buyers with children Hawkedon and Loddon primary schools are within walking distance and there is a selection of Secondary schools including Maiden Erlegh, which can be accessed by a short cycle ride. The property is offered for sale with no onward chain.

- Good size private rear garden
- Adaptable accommodation
- No onward chain
- Gas central heating and double glazed
- Potential to extend subject to planning
- Walking distance to Sainsbury local, laurel park and Maiden place
- Walking distance to buses connecting Reading in 30 minutes
- Master bedroom with en suite shower room and 2/3 further bedrooms
- Bus routes to local state schools and nearby collection to Hershel grammar in Slough
- Nearby direct access to Maiden Erlegh nature reserve

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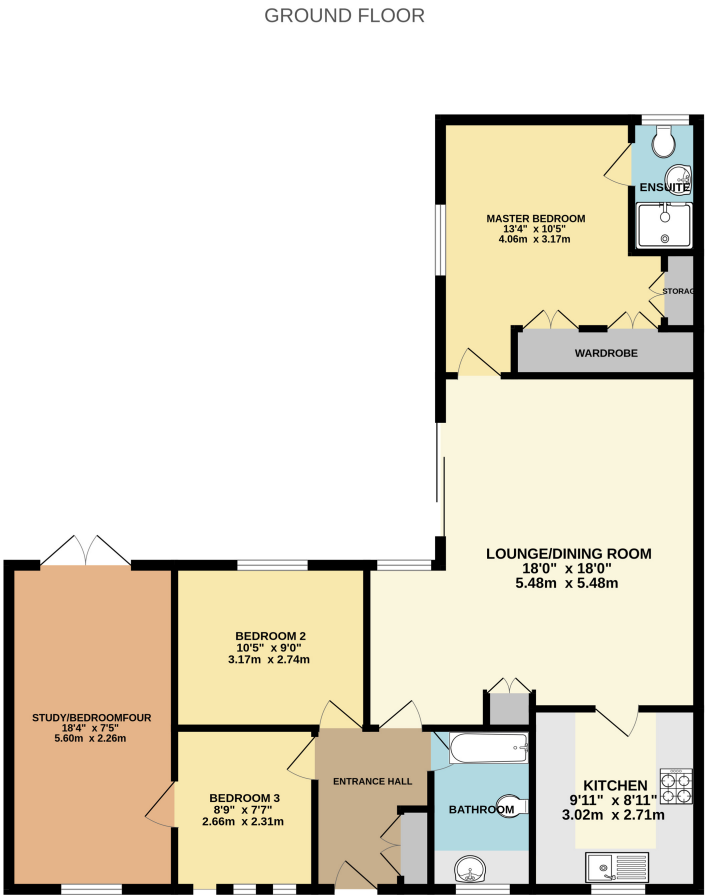
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



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GROUND FLOOR

ALLONBY CLOSE

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

Hall

Lounge/dining room

5.50m x 5.50m (18' 1" x 18' 1")

Study/bedroom four

2.26m x 5.60m (7' 5" x 18' 4")

Kitchen

2.70m x 3.00m (8' 10" x 9' 10")

Bathroom

Master bedroom

3.20m x 4.10m (10' 6" x 13' 5")

En suite shower room

Bedroom two

2.70m x 3.20m (8' 10" x 10' 6")

Bedroom three

2.30m x 2.70m (7' 7" x 8' 10")

OUTSIDE

Front garden and driveway

Rear garden

Council Tax Band

D

