

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

















## 36 Pavenham Close, Lower Earley, Reading, Berkshire. RG6 4DX.

£530,000 Freehold

This charming home is nestled at the end of a cul-de-sac, offering four good sized bedrooms and two bathrooms. While some modernization is needed, the property is move-in ready, presenting a wonderful opportunity to personalize it to your taste. The ground floor features an entrance hall with two storage cupboards, a dining room, a spacious dual-aspect living room with a fireplace, a kitchen, and a convenient WC. Upstairs, you'll find four well-proportioned bedrooms and a main family bathroom. The master bedroom boasts an en-suite shower room and fitted wardrobes, while the second bedroom also benefits from fitted wardrobes. Externally, the property offers well-maintained front and rear gardens, along with a garage and driveway parking. Its location is ideal, with excellent proximity to local primary and secondary schools, top grammar schools in Reading, Reading University, and a variety of local shops and amenities. Additionally, it provides easy access to transportation options, including nearby train stations, the M4, A33, and bus routes to the town center. The Asda Complex and nearby leisure facilities are within walking distance, adding to the convenience of this delightful home.

- Detached family home
- Four spacious bedrooms
- Master bedroom with en-suite
- Dual aspect living room
- Separate dining room
- Downstairs WC
- Good sized rear garden
- · Garage and driveway parking
- Proximity to schools, shops and amenities



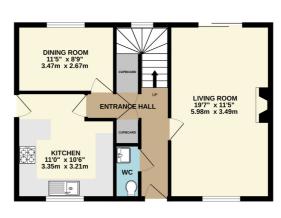


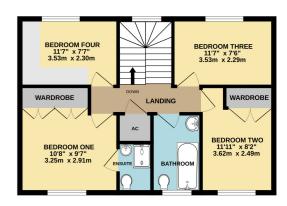




GROUND FLOOR 657 sq.ft. (61.1 sq.m.) approx. 1ST FLOOR 562 sq.ft. (52.2 sq.m.) approx.







## TOTAL FLOOR AREA: 1219 sq.ft. (113.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measureme of doors, windows, rooms and any other items are approximate and no responsibility is taken for any err omission or mis-statement. This plan is for illustrative purposes only and should be used as such by an prospective purchaser. The services, systems and appliances shown have not been tested and no guaran as to their operability or efficiency can be given.

## **Property Description**

**Ground Floor** 

**Entrance Hall** 

WC

**Living Room** 

5.98m x 3.49m (19' 7" x 11' 5")

**Dining Room** 

3.47m x 2.67m (11' 5" x 8' 9")

Kitchen

 $3.35 \mathrm{m} \times 3.21 \mathrm{m} \ (11' \ 0" \times 10' \ 6")$ 

**First Floor** 

Landing

## **Bedroom One**

3.25m x 2.91m (10' 8" x 9' 7")

**Ensuite** 

**Bedroom Two** 

3.62m x 2.49m (11' 11" x 8' 2")

**Bedroom Three** 

3.53m x 2.29m (11' 7" x 7' 6")

**Bedroom Four** 

3.53m x 2.30m (11' 7" x 7' 7")

Bathroom

Outside

Front Garden

Rear Garden

Garage & Driveway

**Council Tax Band** 

E

