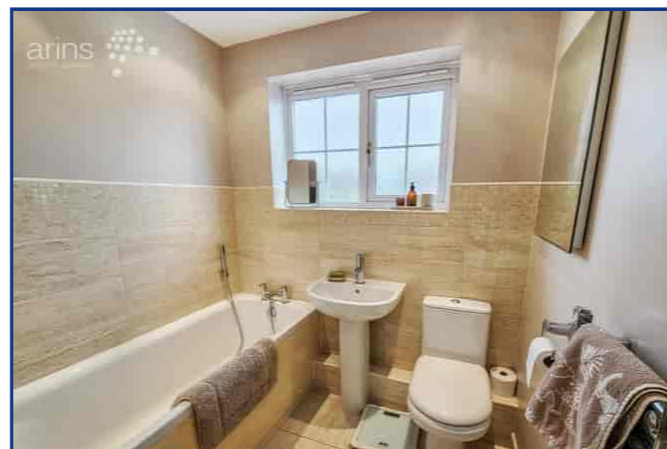


32 Moorhen Drive, Lower Earley, Reading, Berkshire
. RG6 4NZ.



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



32 Moorhen Drive, Lower Earley, Reading,
Berkshire. RG6 4NZ.

Guide price £725,000

Freehold

Arins Property Services are pleased to offer for sale this detached Bovis built family home, occupying a fantastic position overlooking a small woodland in a quiet cul-de-sac of just three houses off a popular road. The property has been extremely well kept by the current owners. The spacious ground floor accommodation comprises an entrance hall, downstairs WC, living room, dining room, conservatory and a kitchen/breakfast room. To the first floor there are four bedrooms, two of which benefit from en-suite shower rooms and a separate modern family bathroom. Further benefits include UPVC double glazing, gas central heating, pleasant well maintained front & rear gardens, driveway parking an extra long garage with separate store room. The property provides excellent access to the top Grammar Schools in Reading, Reading University and is within walking distance to Maiden Erlegh Secondary School, and a range of Primary Schools including Radstock primary. The Asda Complex, Earley train station, and local bus routes into the town centre are also nearby as is the M4 & A329M. EPC to follow

- Quiet cul de sac location
- Four bedrooms
- Two en-suite shower rooms and family bathroom
- Cloakroom
- Extra long garage with store room
- Conservatory
- Two reception rooms
- Modern fitted kitchen
- Walking distance of district centre including Asda superstore
- Maiden Erlegh and Radstock school catchments

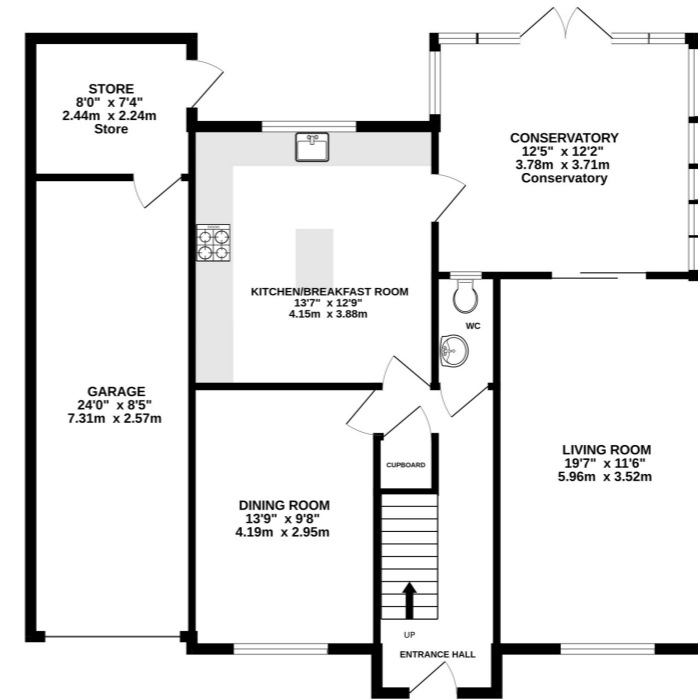
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as 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.



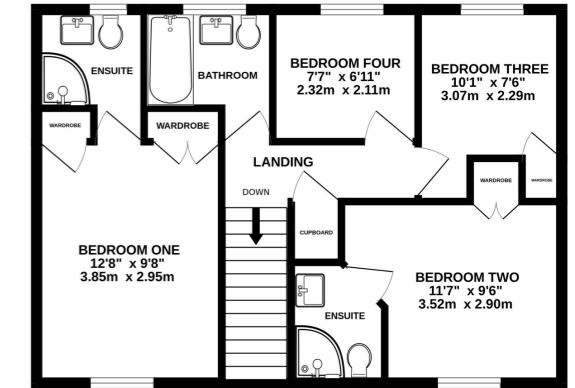
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



GROUND FLOOR
 1084 sq.ft. (100.7 sq.m.) approx.



1ST FLOOR
 538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1622 sq.ft. (150.7 sq.m.) approx.

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

Cloakroom

Dining Room

2.95m x 4.15m (9' 8" x 13' 7")

Living Room

3.52m x 5.96m (11' 7" x 19' 7")

Kitchen/Breakfast Room

3.88m x 4.15m (12' 9" x 13' 7")

Conservatory

3.71m x 3.78m (12' 2" x 12' 5")

First Floor

Landing

Bedroom One

2.95m x 3.85m (9' 8" x 12' 8")

Ensuite

Bedroom Two

2.90m x 3.52m (9' 6" x 11' 7")

Ensuite

Bedroom Three

2.29m x 3.07m (7' 6" x 10' 1")

Bedroom Four

2.11m x 2.32m (6' 11" x 7' 7")

Bathroom

Outside

Front Garden & Driveway

Rear Garden

Extra long Garage

Store

2.44m x 2.24m (8' 0" x 7' 4")

Council Tax Band

F