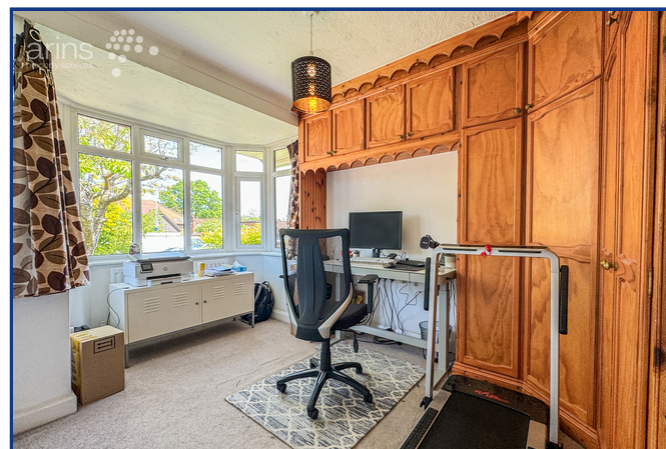


490 Wokingham Road, Earley, Reading, Berkshire.
RG6 7HY.



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



490 Wokingham Road, Earley, Reading, Berkshire
. RG6 7HY.

£585,000 Freehold

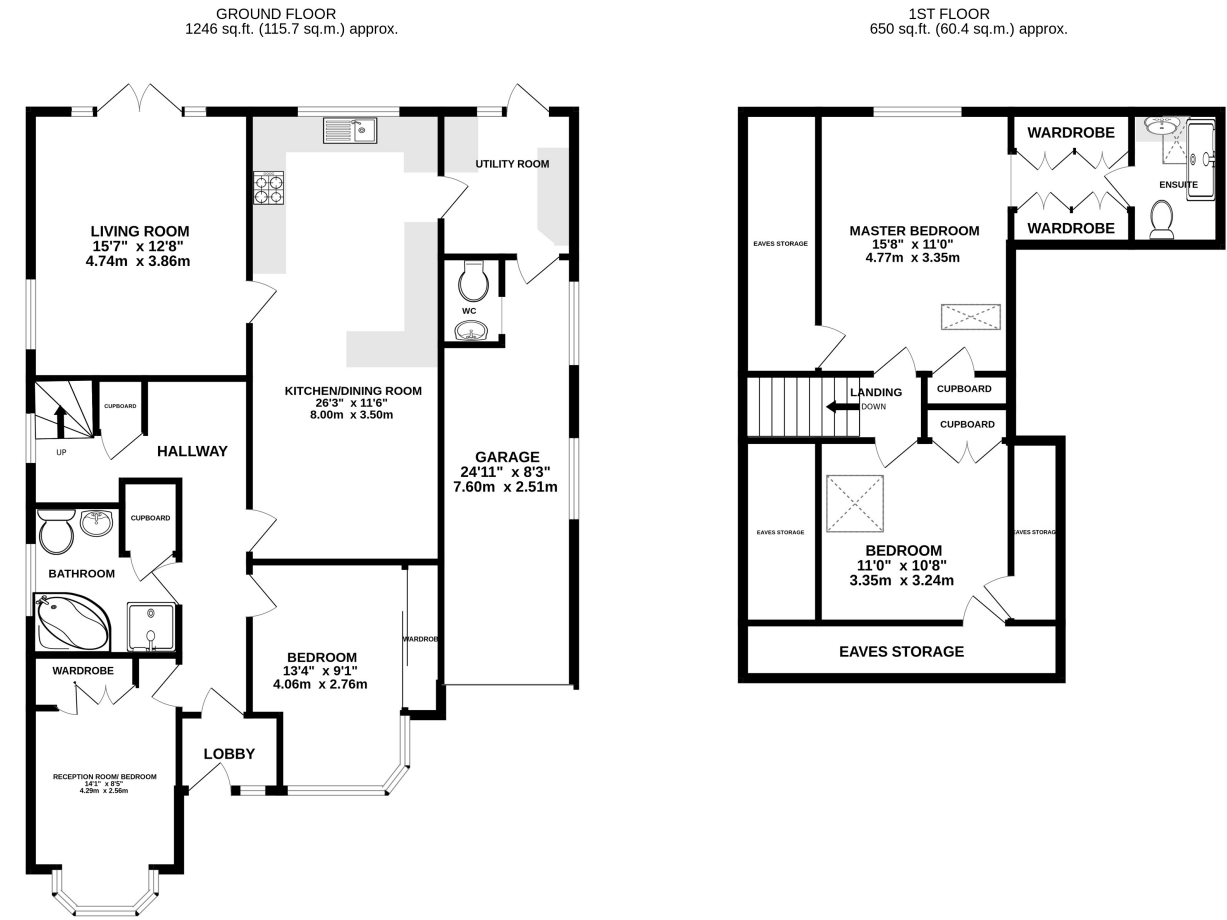
****NO ONWARD CHAIN COMPLICATIONS**** This charming 1930's chalet bungalow, located within a quarter-mile of Earley train station, has undergone previous extensions, providing generous living space throughout. The property features flexible accommodation, including a rear lounge, a four-piece bathroom on the ground floor, and two bedrooms at the front, one of which can serve as a second reception room if desired. The highlight is the expansive 26ft kitchen/dining room, complemented by a separate utility room with access to a large integral garage and downstairs WC. The private garden, accessible from both the utility room and patio doors in the lounge, offers privacy with a patio area and lawn area, while side access leads to the front driveway providing parking for approximately several cars. Upstairs, two double bedrooms await, each with eaves storage, with the master bedroom boasting a walk-through dressing area leading to an ensuite shower room. The property is conveniently positioned for public transport links to Reading town centre, Wokingham, or Bracknell, along with local amenities and easy access to the A329 and M4.

- Spacious Three / Four Bedroom Detached Chalet Bungalow
- Sought After Earley Location close to Schools and Transport Links
- Bathroom plus En-Suite to Main Bedroom
- 3 Double Bedrooms plus Study / Bedroom 4
- Garage plus Additional WC
- Driveway Parking for Multiple Vehicles
- Pleasant Private Rear Garden
- Separate Living Room
- 26ft Kitchen/Dining Room
- Utility Room
- NO ONWARD CHAIN

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



TOTAL FLOOR AREA: 1896 sq.ft. (176.1 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	Utility Room
Lobby	8' 7" x 8' 1" (2.62m x 2.46m)
Hallway	Cloakroom
Reception Room/ Bedroom	First Floor
4.29m x 2.56m (14' 1" x 8' 5")	Landing
Bedroom	Bedroom One
4.06m x 2.76m (13' 4" x 9' 1")	18' 9" x 15' 8" (5.71m x 4.78m)
Bathroom	Ensuite
Living Room	Bedroom
15' 6" x 12' 7" (4.72m x 3.84m)	3.35m x 3.24m (11' 0" x 10' 8")
Kitchen / Dining Room	OUTSIDE
26' 4" x 10' 9" (8.03m x 3.28m)	Garage

Rear Garden

Large Driveway

Council Tax Band

E

