

Chilcombe Way, Lower Earley, Reading, Berkshire.
RG6 3DD.



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



Chilcombe Way, Lower Earley, Reading,
Berkshire. RG6 3DD.

£410,000 Freehold

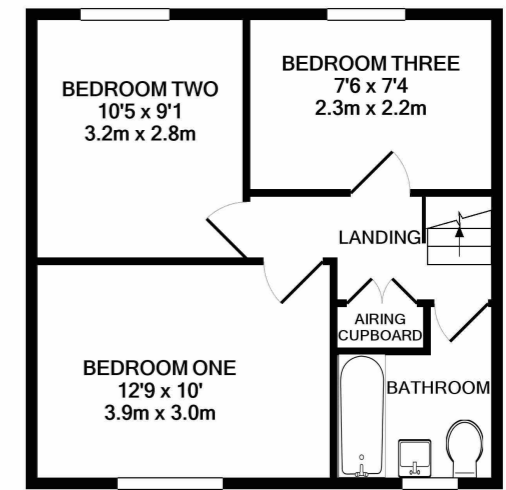
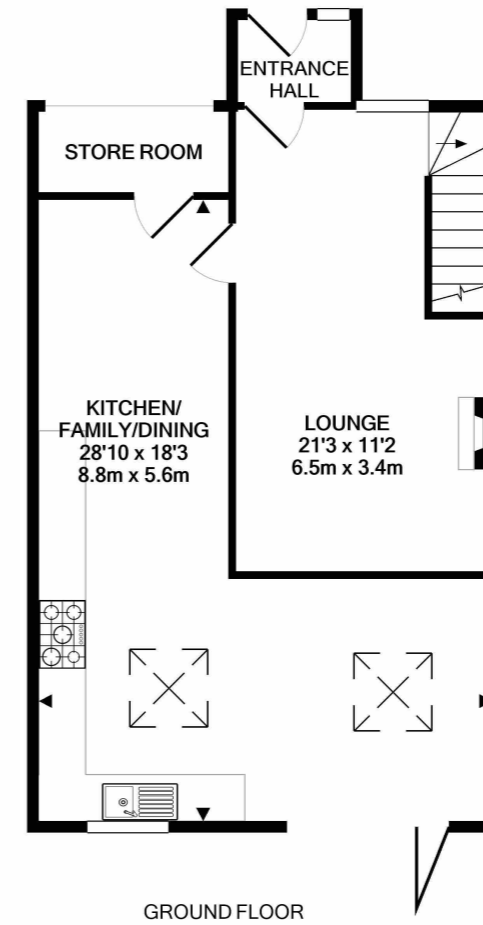
Situated in a pleasant a cul-de-sac, within walking distance to local shops and amenities and within the Hawkedon Primary and Maiden Erlegh Secondary school catchment areas, is this extremely well presented terraced home. The property has been extended downstairs to include a stunning 28ft kitchen/family/dining room with sky lights and by-folding doors into the garden. Further accommodation includes porch, separate lounge, three bedrooms and a refitted bathroom. Further benefits include engineered Oak flooring downstairs, a well maintained private garden with rear access, gas central radiator heating, UPVC double glazing and a driveway leading to the store room with electric roller garage door.

- Extended Terraced Home
- Well Presented Throughout
- Stunning 28ft Kitchen/Family/Dining Room
- Separate 21ft Lounge
- Three Bedrooms
- Refitted Bathroom
- Pleasant Rear Garden
- Driveway Parking
- UPVC Double Glazing
- Gas Central Heating

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



1ST FLOOR

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2020

Property Description

Ground Floor

Porch

Lounge

21' 3" x 11' 2" (6.48m x 3.40m)

Kitchen/Family/Dining Room

28' 10" x 18' 3" (8.79m x 5.56m)

First Floor

Landing

Bedroom One

12' 9" x 10' 0" (3.89m x 3.05m)

Bedroom Two

10' 5" x 9' 1" (3.17m x 2.77m)

Bedroom Three

7' 6" x 7' 4" (2.29m x 2.24m)

Bathroom

Outside

Front Garden & Driveway

Enclosed Rear Garden

Council Tax Band

D