

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

















18 Launcestone Close, Earley, Reading, Berkshire . RG6 5RY.

£575,000 Freehold

Nestled in a sought-after cul-de-sac in Earley, this beautifully presented family home is ideally positioned within walking distance of Maiden Erlegh Lake and within easy reach of the highly regarded Maiden Erlegh School. Excellent transport links include nearby Earley train station and convenient access to the M4 motorway, making this an ideal location for commuters. Extended and tastefully redecorated by the current owner, the property offers spacious and versatile accommodation. Upstairs features three wellproportioned bedrooms and a stylishly refitted bathroom, while the ground floor includes a generous kitchen/dining room perfect for entertaining, a separate lounge, a useful utility area, and a ground floor shower

room. An additional recention room provides flevibility

- Three Bedrooms
- Separate Lounge
- Large Kitchen/Dining Room
- Downstairs Shower Room
- Study / Family Room
- Driveway & Garage
- Utility Area
- · Refitted Bathroom





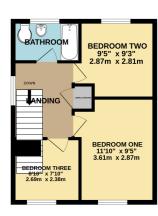
as a family room or study. Outside, the home enjoys a private enclosed rear garden, garage, and driveway parking. With double-glazed windows and gas central heating throughout, this property blends comfort, convenience, and location in equal measure—an excellent opportunity for families and professionals alike seeking a home in one of Reading's most desirable neighbourhoods.





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of doors, stridows, rooms and any other leans are approximate and no responsibility is taken for any er omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. The sentinces, systems and appliances shown have not been tested and no guara as to their operability or efficiency can be given. Made with Metronix 2020.

# **Property Description**

### **Ground Floor**

**Entrance Hall** 

### Lounge

12' 10" x 11' 7" (3.91m x 3.53m)

# Kitchen/ Dining Room

20' 5" x 17' 7" (6.22m x 5.36m)

**Inner Lobby** 

# Family Room/ Study

15' 11" x 8' 1" (4.85m x 2.46m)

### **Utility Area**

5' 3" x 5' 3" (1.60m x 1.60m)