

25 Mill Lane, Earley, Reading, Berkshire. RG6 7JF.



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25 Mill Lane, Earley, Reading, Berkshire. RG6 7JF

£650,000 Freehold

**\*\*NO ONWARD CHAIN\*\*** Nestled in a highly sought-after location, this attractive 1930s bay-fronted semi-detached home is beautifully presented and has been significantly extended to offer versatile living space. Ideally situated, the property offers easy access to top Grammar Schools in Reading, Reading University, and is within walking distance of Maiden Erlegh Secondary School, as well as Loddon and Hawkedon Primary Schools. Conveniently close to Earley train station and local bus routes into the town center. The spacious ground floor comprises an inviting entrance hall, WC, bay-fronted living room with a charming open fireplace, and a cozy family room with a log burner leading to a garden room extension featuring a vaulted ceiling and skylight. The large kitchen/dining area has also been extended and opens into a utility room with access to the garage. Upstairs, there are four double bedrooms, including a master with an ensuite, a modern family bathroom, and a versatile study or fifth bedroom. The expansive rear garden is well-maintained, private, and perfect for entertaining with a raised decking area off the back of the property. Additional benefits include UPVC double glazing, a recent full electrical safety check, and a newly installed fuse board. This is a fantastic family home in a prime location offering both charm and convenience.

- No onward chain, offering a seamless buying process
- Charming 1930s bay-fronted semi-detached home in a sought-after location
- Significantly extended for spacious, versatile living accommodation
- Convenient access to top Grammar Schools, Reading University, and Maiden Erlegh Secondary School
- Walking distance to Loddon & Hawkedon Primary Schools and Earley train station
- Bay-fronted living room with open fireplace, family room with log burner
- Large kitchen/dining area leading to a utility room with garage access
- First floor offers four double bedrooms, including master with ensuite, plus a study or fifth bedroom
- Expansive, private rear garden with a raised decking area perfect for entertaining
- Additional benefits: UPVC double glazing, recent electrical safety check, and new fuse board

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.

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Approximate Area = 1444 sq ft / 134.1 sq m  
Garage = 168 sq ft / 15.6 sq m  
Total = 1612 sq ft / 149.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Ar GRP Ltd (Arins Property Services). REF: 1214138

Property Description

Ground Floor

Entrance Hall

WC

Living Room

3.99m x 3.71m (13' 1" x 12' 2")

Family Room

3.46m x 3.41m (11' 4" x 11' 2")

Garden Room

3.56m x 2.36m (11' 8" x 7' 9")

Kitchen/Dining Room

6.40m x 3.75m (21' 0" x 12' 4")

Utility Room

First Floor

Landing

Bedroom One

3.72m x 3.15m (12' 2" x 10' 4")

Ensuite

Bedroom Two

3.50m x 3.41m (11' 6" x 11' 2")

Bedroom Three

3.70m x 3.23m (12' 2" x 10' 7")

Bedroom Four

4.13m x 3.42m (13' 7" x 11' 3")

Study

2.12m x 1.68m (6' 11" x 5' 6")

Outside

Front Garden & Driveway

Rear Garden

Garage

4.98m x 3.15m (16' 4" x 10' 4")

Council Tax Band

D

