

5 Woodbine Close, Lower Earley, Reading,  
Berkshire. RG6 4BA.



3 Maiden Lane Centre  
Berkshire  
Reading RG6 3HD  
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www.arins.co.uk



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£500,000 Freehold

**\*\*NO ONWARD CHAIN\*\*** Occupying an enviable corner plot within a quiet and sought-after residential cul-de-sac, this well-presented, larger-than-average semi-detached family home offers convenience and comfort. It is within walking distance of the Maiden Lane shopping centre, which provides a variety of shops, amenities, a children's play park, and a field. The property boasts excellent transport links via the A329 and M4 motorway, and both primary and secondary schools are conveniently nearby. The accommodation includes three double bedrooms, a bathroom with a shower over the bath, an entrance hall, a cloakroom, an 18ft living/dining room, a lovely 18ft conservatory, and a 13ft modern kitchen. Additional features include UPVC double-glazed windows, an integral garage, a carport, a south-west-facing large corner plot rear garden, and generous driveway parking for multiple vehicles.

- NO ONWARD CHAIN
- Well Presented Spacious Redecorated 3 Double Bedroom Semi Detached House
- Cloakroom
- UPVC Double Glazing
- Garage & Carport
- South-Facing Corner Plot Garden
- Driveway for Multiple Cars
- 13ft Kitchen
- 18ft Living Room
- 18ft Conservatory

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.

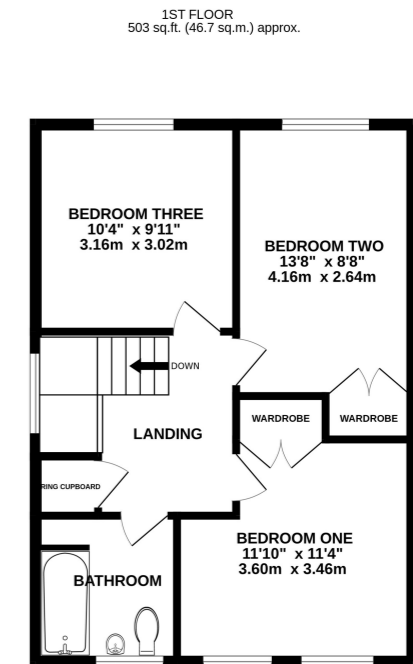
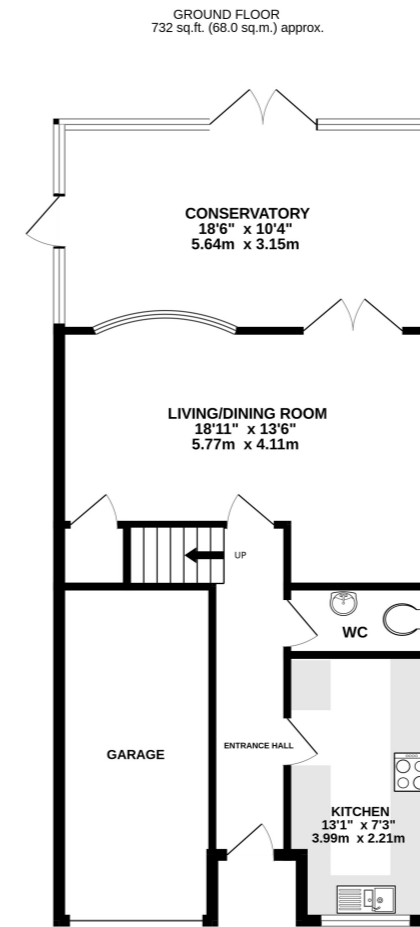


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA: 1235 sq.ft. (114.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.

### Property Description

#### Ground Floor

Entrance Hall

WC

Kitchen

3.99m x 2.21m (13' 1" x 7' 3")

Living/Dining Room

5.77m x 4.11m (18' 11" x 13' 6")

Conservatory

5.64m x 3.15m (18' 6" x 10' 4")

First Floor

Landing

Bedroom One

3.60m x 3.46m (11' 10" x 11' 4")

Bedroom Two

4.16m x 2.64m (13' 8" x 8' 8")

Bedroom Three

3.16m x 3.02m (10' 4" x 9' 11")

Bathroom

Outside

Rear Garden

Front Garden

Garage

#### Council Tax Band

D

