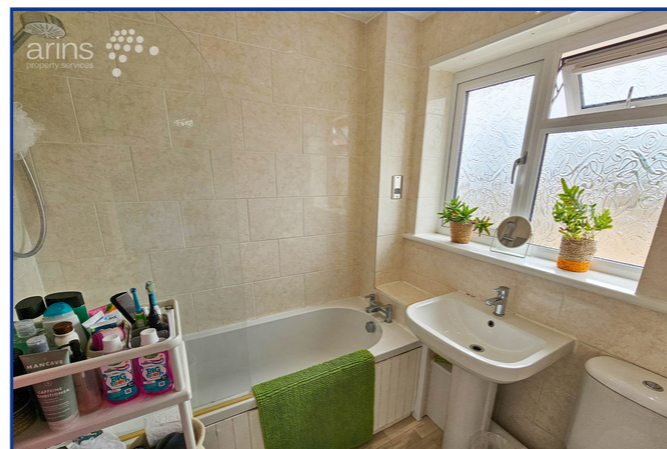
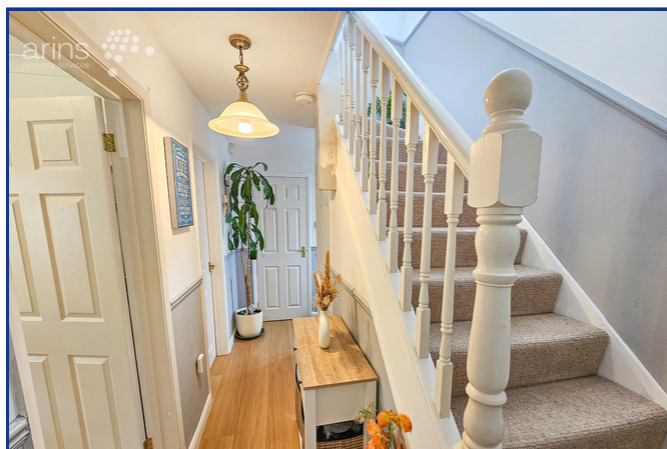
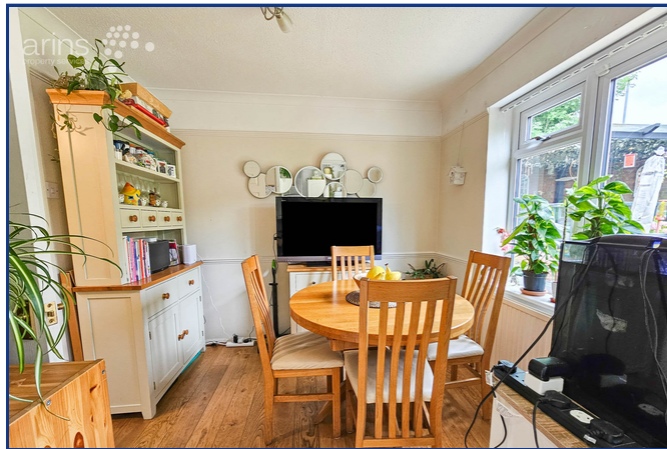


24 Tilney Way, Lower Earley, Reading, Berkshire.  
RG6 4AD.



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



24 Tilney Way, Lower Earley, Reading, Berkshire.  
RG6 4AD.

£495,000 Freehold

Arins Property Services are pleased to offer for sale this very well maintained three bedroom linked detached family home for sale in a very popular road in Lower Earley, which is a suburb to the south east of Reading in central Berkshire. The ground floor accommodation comprises entrance porch, hallway, cloakroom, lounge, dining room and kitchen. The first floor accommodation comprises landing, three good size bedrooms and family bathroom. To the outside at the front is a large brick paved driveway giving parking for three vehicles and to the rear is a private rear garden with patio and lawned area. The garage to the side of the property offers plenty of storage space and a rear door to the garden. The location is fabulous as it offers easy access to all local amenities including the ASDA superstore complex which houses a range of separate smaller shops such as Boots the chemist. Locally and within walking distance is the square which offers a further selection of shops including Marks and Spencer's, Iceland and a 24 hour Applegreen garage. For the commuter the A329M and M4 are only a short drive away and there is a very regular bus route within walking distance which takes you into Reading within thirty minutes. For purchasers with children the local junior school of Hillside is a five minute walk away and a selection of senior schools including Maiden Erlegh, Bulmershe and The Forest are all within a cycle ride or a short drive. Another benefit is being within walking distance of Iddon Valley leisure centre which offers a swimming pool and other sporting facilities. We highly recommend an internal viewing. EPC to follow.

- Three bedroom Linked detached
- Bathroom and cloakroom
- Driveway parking and garage
- Gas central heating
- Double glazed
- Lounge and separate dining room
- Kitchen
- Private rear garden
- Good decorative order
- Close to all amenities

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.

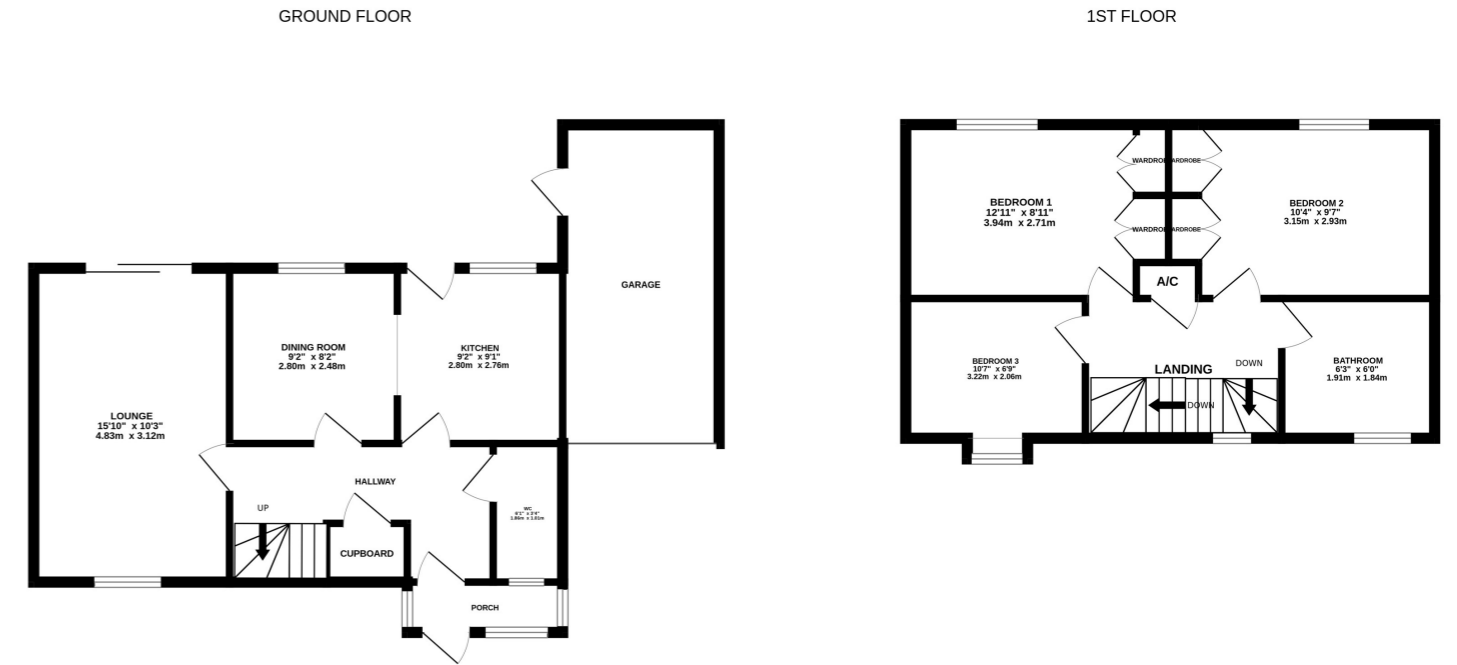


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TILNEY WAY

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

#### Porch

0.70m x 1.72m (2' 4" x 5' 8")

#### Hallway

1.00m x 4.47m (3' 3" x 14' 8")

#### Cloakroom

1.01m x 1.86m (3' 4" x 6' 1")

#### Lounge

3.12m x 4.83m (10' 3" x 15' 10")

#### Dining room

2.48m x 2.80m (8' 2" x 9' 2")

#### Kitchen

2.76m x 2.80m (9' 1" x 9' 2")

### FIRST FLOOR

#### Landing

#### Bedroom one

3.94m x 2.71m (12' 11" x 8' 11")

#### Bedroom two

3.15m x 2.93m (10' 4" x 9' 7")

#### Bedroom three

3.22m x 2.06m (10' 7" x 6' 9")

#### Bathroom

1.84m x 1.91m (6' 0" x 6' 3")

### OUTSIDE

#### Front garden/driveway parking

#### Rear Garden

#### Garage

#### Council Tax Band

D