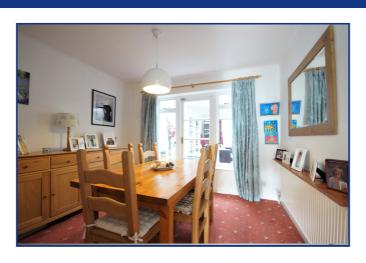
83 Silverdale Road, Earley, Reading, Berkshire. RG6 **7NF.**



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

















83 Silverdale Road, Earley, Reading, Berkshire. **RG6 7NF.**

VIRTUAL VIEWING AND TOUR AVAILABLE Situated in a desirable road in Earley, is this attractive Gough Cooper semi-detached home, which has been extended to provide a spacious downstairs accommodation. The property is within the sought after Aldryngton primary and Maiden Erlegh secondary school catchment areas, and is within walking distance to local shops and amenities, whilst having excellent access to Earley train station, the A329 and the M4 motorway. The spacious accommodation comprises a 17ft x 17ft family room with log burner, lounge, dining room, refitted kitchen, large utility room, ground floor wet room and a first floor family bathroom. Other benefits include a large rear garden, block paved driveway and planning permission for a garage

culars, 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 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 tester ne services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approx employment has the authority to make or give any representation or warranty in respect of the property.



£500,000 Freehold

- Sought After Location
- Gough Cooper Semi-Detached
- 17ft x 17ft Family Room
- Two Further Reception Rooms
- Refitted Kitchen
- Large Utility Room
- Ground Floor Wet Room
- Large Rear Garden
- Paved Driveway
- Log Burner

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WET ROOM 9'1 x 5'5 2.8m x 1.7m \times $\overline{}$ FAMILY ROOM 17'9 x 17'3 5.4m x 5.3m Ľ \sim UTILITY ROOM 19'8 x 5'4 6.0m x 1.6m DINING ROOM KITCHEN 11' x 7'10 3.4m x 2.4m 10'4 x 10' 3.1m x 3.0m STORAG LIVING ROOM 15'2 x 12'3 4.6m x 3.7m

GROUND FLOOR APPROX. FLOOR AREA 919 SQ.FT. (85.4 SQ.M.)

Property Description

Ground Floor

Entrance Hall

Lounge

15' 5" x 12' 3" (4.70m x 3.73m)

Dining Room 10' 4" x 10' 0" (3.15m x 3.05m)

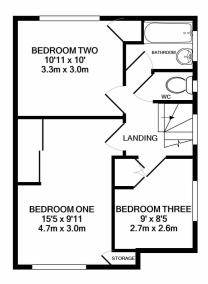
Family Room 17' 9" x 17' 3" (5.41m x 5.26m)

Kitchen 11' 0" x 7' 10" (3.35m x 2.39m)

Utility Room
19' 8" x 6' 4" (5.99m x 1.93m)
Wet Room
First Floor
Landing
Bedroom One
15' 5" x 9' 11" (4.70m x 3.02m)
Bedroom Two
10' 11" x 10' 0" (3.33m x 3.05m)

Bedroom Three 9' 0" x 8' 5" (2.74m x 2.57m)

Bathroom	
WC	
Outside	
Front	
Rear Garden	
Garage	
Council Tax Band	
E	



1ST FLOOR APPROX. FLOOR AREA 431 SQ.FT. (40.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1350 SQ.FT. (125.4 SQ.M.)

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