

Chilcombe Way, Lower Earley, Reading, Berkshire.
RG6 3DB.



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£470,000 Freehold

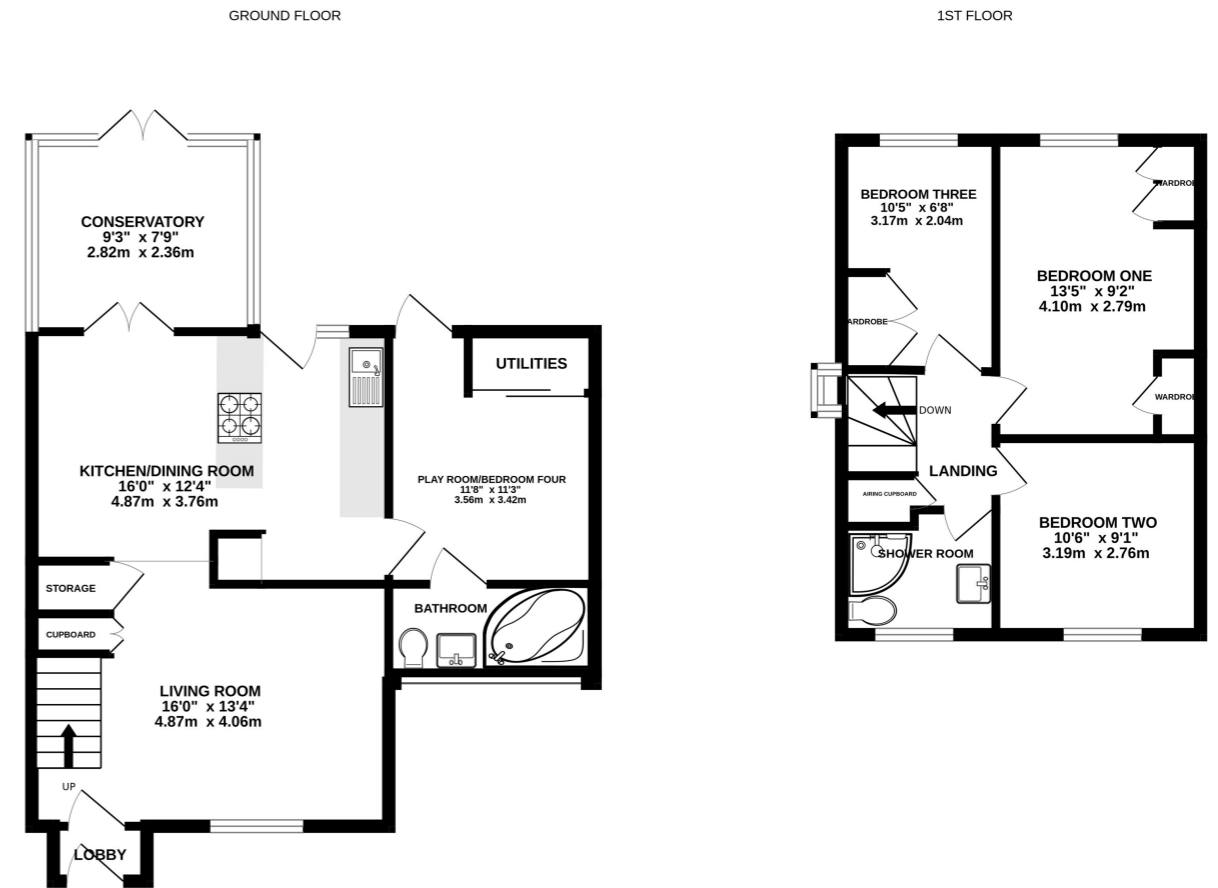
Situated in the Hawkedon primary school catchment area, is this very well presented link detached home that has recently been upgraded by the current owners. The property is within walking distance of local shops and amenities, and has excellent access to the A329 and the M4 motorway. The spacious ground floor accommodation comprises entrance porch, living room, kitchen/dining room, conservatory and bedroom four/family room with its own modern bathroom. To the first floor there is a bright landing, three bedrooms and a modern shower room. Other benefits include double glazed windows, gas central radiator heating, driveway parking and a pleasant enclosed rear garden.

- Three Bedrooms
- Link Detached
- Conservatory
- Enclosed Rear Garden
- Well Presented Throughout
- Modern First Floor Shower Room
- Bedroom Four/Family Room With Bathroom
- Driveway Parking
- Pleasant Rear Garden
- UPVC Double Glazing & Gas Central Heating

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



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.
Made with Metroplan 5/2023

Property Description

Ground Floor

Lobby

Living Room

4.87m x 4.06m (16' 0" x 13' 4")

Kitchen/Dining Room

Conservatory

2.82m x 2.36m (9' 3" x 7' 9")

Play Room/Bedroom Four

3.56m x 3.42m (11' 8" x 11' 3")

Bathroom

First Floor

Landing

Bedroom One

4.10m x 2.79m (13' 5" x 9' 2")

Bedroom Two

3.19m x 2.76m (10' 6" x 9' 1")

Bedroom Three

3.17m x 2.04m (10' 5" x 6' 8")

Shower Room

Outside

Rear Garden

Driveway Parking

Council Tax Band

D

