

23 Harrington Close, Lower Earley, Reading,
Berkshire. RG6 3BU.



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OIEO £350,000 Freehold

This extremely well-presented two-bedroom end-terraced home is located in a quiet cul-de-sac with delightful views over Laurel Park. Ideal for first-time buyers or investors, the property is within walking distance of local shops, essential amenities, and highly regarded primary and secondary schools. The accommodation comprises an entrance porch, a spacious living room, and a modern kitchen that opens into a lovely and spacious conservatory. Upstairs, there are two bedrooms and a refitted bathroom. Additional features include UPVC double glazing, a garage to the rear with parking in front, a low-maintenance rear garden with a summer house/shed, and an attractive front and side garden with a pond and park views. The home offers excellent access to nearby conveniences such as Sainsbury's Local, ASDA Lower Earley, Loddon Valley Leisure Centre, and a variety of shops. It also benefits from superb transport links, including the A329, M4 motorway, and regular bus services into the town centre. EPC TO FOLLOW.

- Immaculately presented two-bedroom end-terrace home
- Located in a quiet cul-de-sac with views over Laurel Park
- Modern kitchen opening into a conservatory
- Spacious living room and entrance porch
- Two well-sized bedrooms and a refitted bathroom
- Low-maintenance rear garden with summer house/shed
- Attractive front/side garden with pond and park views
- Garage to the rear with parking in front
- Walking distance to shops, schools, and amenities
- Excellent transport links to A329, M4, and town centre

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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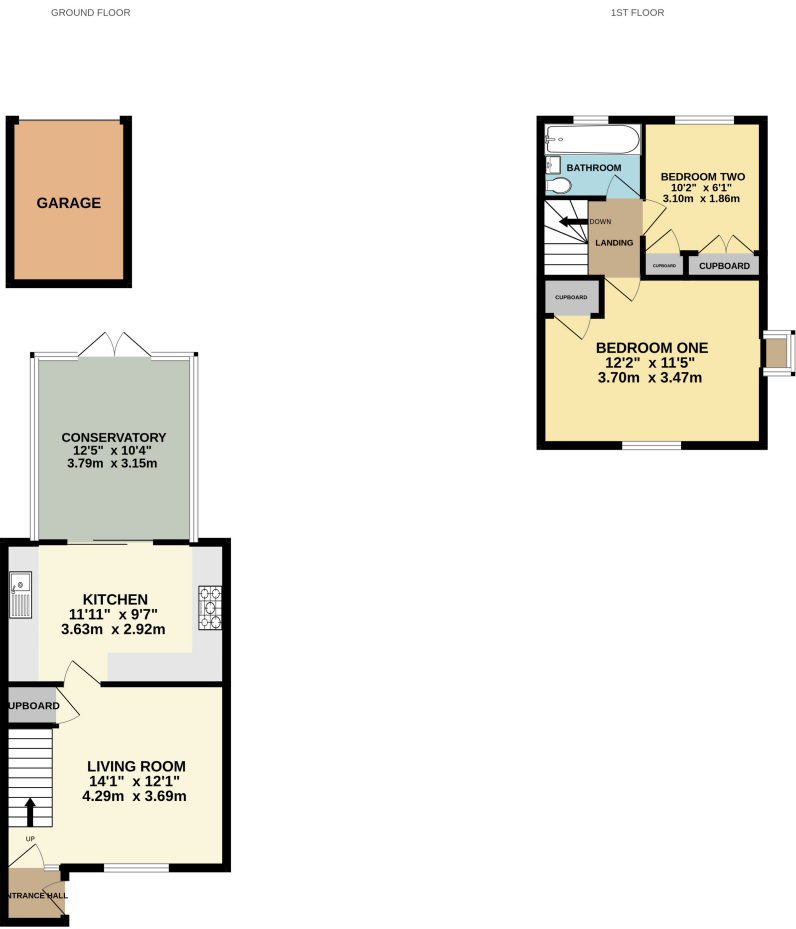


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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Made with Floorplan software

Property Description

Ground Floor

Entrance Hall

Living Room

4.29m x 3.69m (14' 1" x 12' 1")

Kitchen

3.63m x 2.29m (11' 11" x 7' 6")

Conservatory

3.79m x 3.15m (12' 5" x 10' 4")

First Floor

Landing

Bedroom One

3.70m x 3.47m (12' 2" x 11' 5")

Bedroom Two

3.10m x 1.86m (10' 2" x 6' 1")

Bathroom

Outside

Front Garden

Rear Garden

Garage & Driveway

Council Tax Band

C