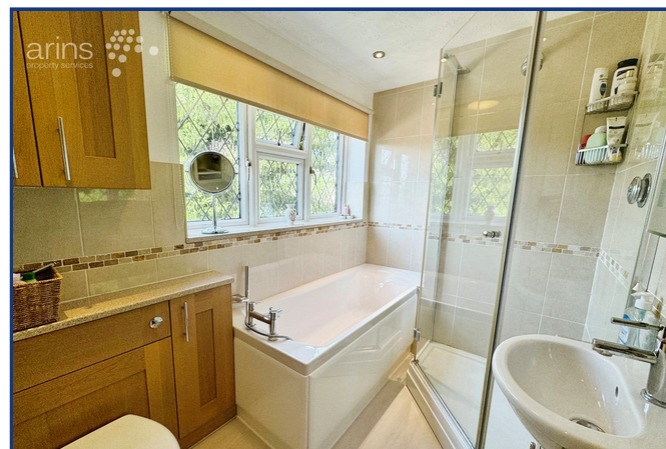


12 Bradmore Way, Lower Earley, Reading, Berkshire  
. RG6 4DS.



3 Maiden Lane Centre  
Berkshire  
Reading RG6 3HD  
Tel: 0118 926 8260  
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12 Bradmore Way, Lower Earley, Reading,  
Berkshire. RG6 4DS.

£700,000 Freehold

Occupying a private corner plot with an expansive frontage, this very well-presented detached family home is offered to the market with a closed onward chain. The spacious ground floor features an entrance hall, a downstairs WC, an 18ft living room, a conservatory, a dining room, and a beautifully refitted 22ft kitchen/breakfast room. Upstairs, the impressive master bedroom includes an ensuite and built-in wardrobes. There are three additional bedrooms, a bright landing, and a modern four-piece family bathroom. Outside, the rear garden offers privacy with a good-sized lawn enclosed by fencing and hedging. The impressive frontage includes a large paved driveway providing parking for several vehicles, a small lawned area, and access to the double garage. This property provides excellent access to local primary and secondary schools, top grammar schools in Reading, Reading University, local shops and amenities, and convenient transportation links, including train stations, the M4, A33, and bus routes to the town center. Numerous shops at the Asda Complex, as well as leisure facilities, are within walking distance. EPC: TO FOLLOW.

- Detached family home on large corner plot
- Modern 22ft kitchen/breakfast room
- Master bedroom with ensuite and built-in wardrobes
- Three additional bedrooms and a modern four piece family bathroom
- Pleasant private rear garden
- Very large driveway with parking for several vehicles
- Double garage
- Very well presented throughout
- Two reception rooms
- Downstairs WC

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.



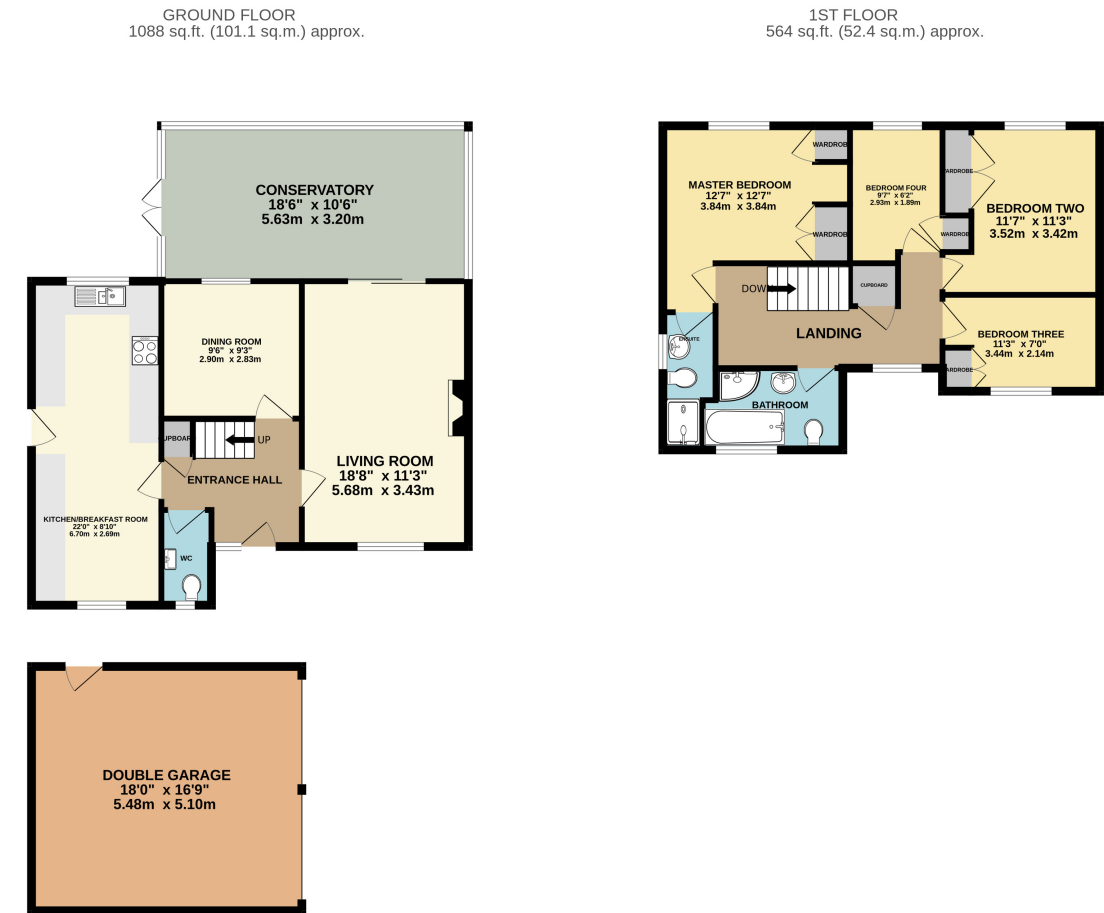
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



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. RG6 4DS.



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TOTAL FLOOR AREA: 1652 sq.ft. (153.5 sq.m.) approx.  
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**

**Entrance Hall**

**WC**

**Living Room**

5.68m x 3.43m (18' 8" x 11' 3")

**Conservatory**

5.63m x 3.20m (18' 6" x 10' 6")

**Dining Room**

2.86m x 2.86m (9' 5" x 9' 5")

**Kitchen/Breakfast Room**

6.7m x 2.69m (22' 0" x 8' 10")

**First Floor**

**Landing**

**Bedroom One**

3.84m x 3.84m (12' 7" x 12' 7")

**Ensuite**

**Bedroom Two**

3.52m x 3.42m (11' 7" x 11' 3")

**Bedroom Three**

3.44m x 2.14m (11' 3" x 7' 0")

**Bedroom Four**

2.93m x 1.89m (9' 7" x 6' 2")

**Bathroom**

**Outside**

**Front Garden**

**Large Driveway**

**Rear Garden**

**Double Garage**

5.48m x 5.10m (18' 0" x 16' 9")

**Council Tax Band**

E