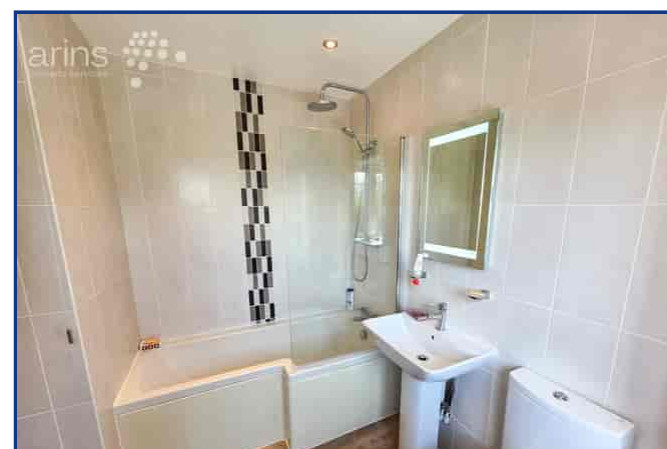


**23 Swepstone Close, Lower Earley, Reading,
Berkshire. RG6 3EZ.**



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



**23 Swepstone Close, Lower Earley, Reading,
Berkshire. RG6 3EZ.**

£550,000 Freehold

Arins property services are please to offer to the market this very well maintained three bedroom detached property situated in a very sought after road in Lower Earley which is a suburb to the south east of Reading in central Berkshire. The accommodation to the ground floor comprises hall, cloakroom, living room, study and a kitchen/dining room. The first floor comprises landing three good size bedrooms, en-suite shower room and family bathroom. Outside is a detached garage with plenty of driveway parking. The rear garden is a southerly aspect and offers a great deal of privacy. The location is fabulous as its close to all local amenities such as the ASDA super store which houses a number of individual shops including a Boots the chemist. The district centre also benefits from a Marks & Spencer's food hall, Iceland and a number of fast food outlets. Within walking distance there is Loddon Valley leisure centre benefiting from a 25 metre swimming pool. A regular bus service again within walking distance takes just 30 minutes to Reading town centre. For the commuter the A329M nearby connects to the M4 and both Winnersh Triangle and Earley railway stations connect London Waterloo and Reading. There are plenty of open spaces nearby for picturesque walks and Dinton pastures country park is only a short drive away. For buyers with children primary schools are within walking distance and Maiden Erlegh secondary school is only a short cycle away. Internal viewing highly recommended. EPC to follow.

- Three good size bedrooms
- Sought after location and road
- Bathroom and en suite shower room
- Detached garage and drive way parking
- Living room and study/playroom
- Kitchen/dining room
- Private southerly aspect rear garden
- Gas central heating and double glazing
- Within good school catchments
- Good order through out

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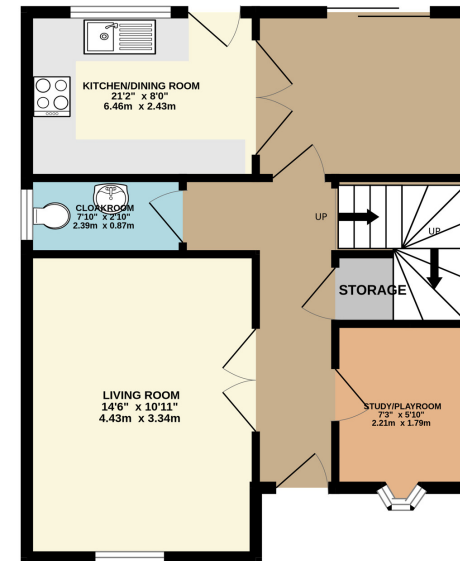
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



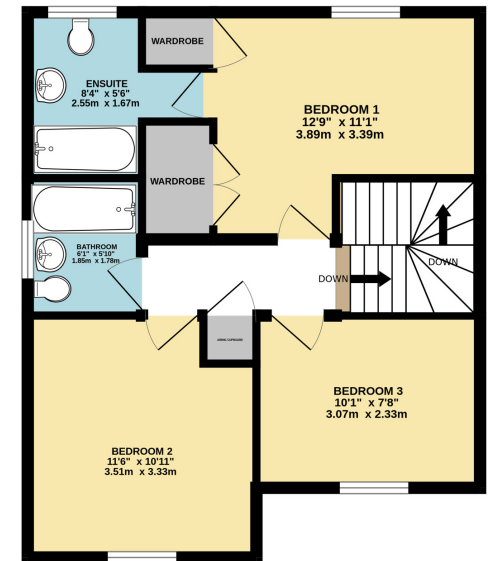
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GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.7 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

Hallway

Cloakroom

0.87m x 2.39m (2' 10" x 7' 10")

Living room

3.34m x 4.43m (10' 11" x 14' 6")

Kitchen/ Dining room

6.46m x 2.43m (21' 2" x 8' 0")

Study/playroom

1.79m x 2.21m (5' 10" x 7' 3")

FIRST FLOOR

Landing

Bedroom one

3.89m x 3.39m (12' 9" x 11' 1")

En suite

1.67m x 2.55m (5' 6" x 8' 4")

Bedroom two

3.33m x 3.51m (10' 11" x 11' 6")

Bedroom three

3.07m x 2.33m (10' 1" x 7' 8")

Bathroom

1.78m x 1.85m (5' 10" x 6' 1")

OUTSIDE

Garage and driveway parking

Front garden

Rear garden

Council Tax Band

E