

**30 Carshalton Way, Lower Earley, Reading,  
Berkshire. RG6 4EP.**



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**£340,000 Freehold**

Arins property Services are pleased to present for sale this two bedroom semi detached bungalow for sale. The accommodation comprises hall, kitchen, extended living/dining room, two bedrooms and family bathroom. To the outside is a small front garden and to the rear is a good size private garden with patio area. The location of Lower Earley is a suburb to the south east of Reading in central Berkshire. The location is close to all local amenities including the large ASDA superstore complex with many internal independent shops including a Boots the chemist. The district centre also benefits from a further range of shops including a Marks and Spencer's and Iceland. There is a doctors surgery close by and the area also has its own leisure centre with a 25 meter swimming pool. For the commuter the A329M is only a five minute drive away giving access to the M4. A local bus service is within walking distance connecting Reading in about a half an hour. local primary schools are within walking distance and secondary schools are are short drive away. The property is offered for sale with vacant possession and no onward chain.

- Semi detached bungalow
- Two good size bedrooms
- Modern kitchen
- Modern bathroom
- Gas central heating and double glazed
- Private rear garden
- Quiet location
- Close to all amenities
- No onward chain
- Garage and off road parking

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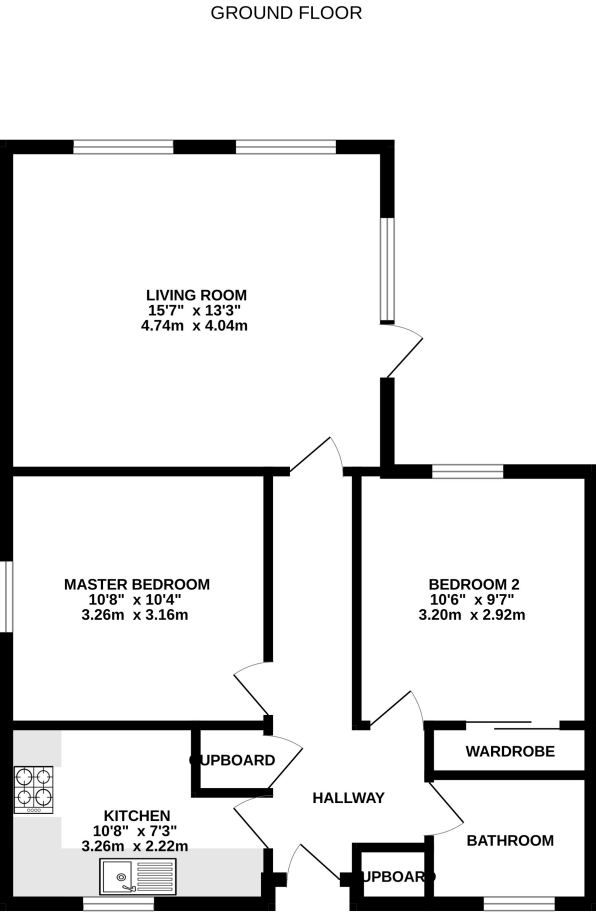
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



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Made with Measure 2009

Property Description

GROUND FLOOR

Hall

Living/dining room

4.74m x 4.04m (15' 7" x 13' 3")

Kitchen

3.26m x 2.22m (10' 8" x 7' 3")

Bedroom one

3.26m x 3.16m (10' 8" x 10' 4")

Bedroom two

3.20m x 2.92m (10' 6" x 9' 7")

Bathroom

Front garden

Rear garden

Council Tax Band

C

