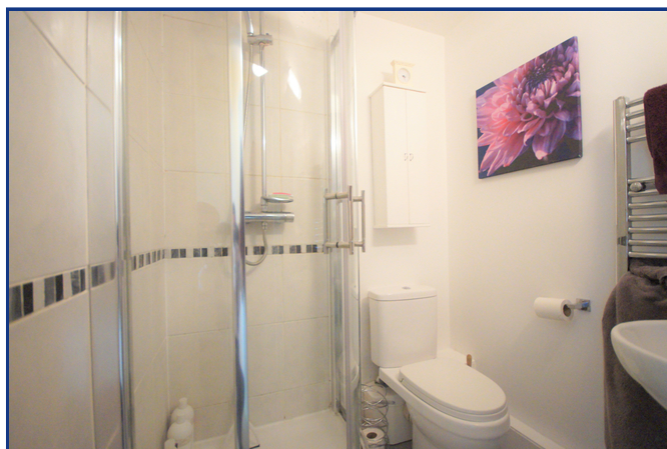


10 Chelwood Road, Earley, Reading, Berkshire. RG6 5QG.



3 Maiden Lane Centre
Berkshire
Reading RG6 3HD
Tel: 0118 926 8260
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10 Chelwood Road, Earley, Reading, Berkshire.
RG6 5QG.

£650,000 Freehold

This superb detached family home is situated on a highly sought after road within the traditional Maiden Erlegh school catchment area, and is within walking distance of Reading University, close to a regular bus route into the town centre Reading and provides excellent access to the A329 and the M4 motorway. The spacious downstairs accommodation comprises, lobby, entrance hall, 19ft lounge, playroom/home office, study, dining room, kitchen, utility room and downstairs cloakroom. To the first floor there are four good sized bedrooms with an en-suite and dressing room to the large master bedroom. Further benefits include driveway parking for three cars and a good sized private enclosed rear garden.

- Detached Family Home
- Sought After Location
- Maiden Erlegh Catchment
- Four Good Sized Bedrooms
- Four Reception Rooms
- Ensuite Shower Room
- Dressing Room
- Cloakroom
- Utility Room
- Large Rear Garden

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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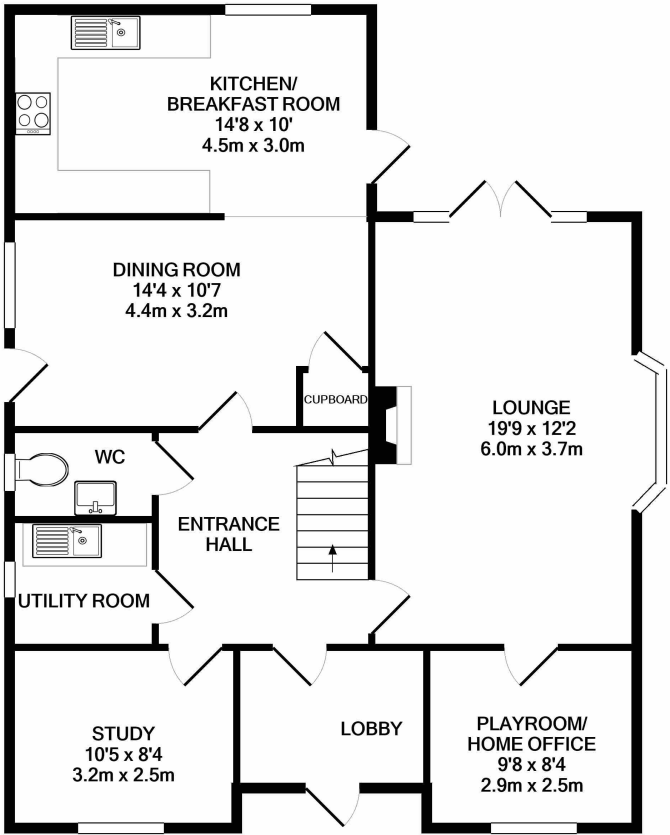


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

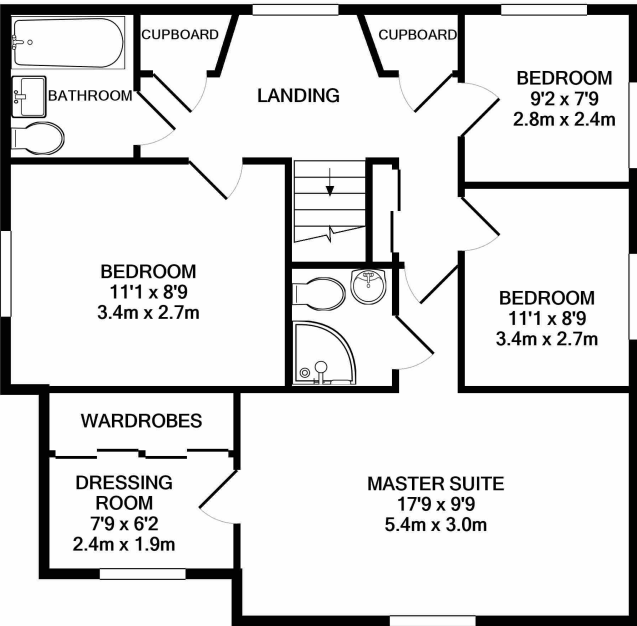
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GROUND FLOOR
APPROX. FLOOR
AREA 958 SQ.FT.
(89.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 773 SQ.FT.
(71.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1731 SQ.FT. (160.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Lobby

Entrance Hall

Utility Room

Cloakroom

Study

9' 8" x 8' 4" (2.95m x 2.54m)

Cloakroom

Lounge

19' 9" x 12' 2" (6.02m x 3.71m)

Playroom/Home Office

9' 8" x 8' 4" (2.95m x 2.54m)

Dining Room

14' 4" x 10' 7" (4.37m x 3.23m)

Kitchen

14' 8" x 10' 0" (4.47m x 3.05m)

First Floor

Bedroom One

17' 9" x 9' 9" (5.41m x 2.97m)

Dressing Room

7' 9" x 6' 2" (2.36m x 1.88m)

Ensuite

Bedroom Two

11' 8" x 10' 2" (3.56m x 3.10m)

Bedroom Three

11' 1" x 8' 9" (3.38m x 2.67m)

Bedroom Four

9' 2" x 7' 9" (2.79m x 2.36m)

Bathroom

Outside

Front

Rear Garden

Council Tax Band

E

