

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

















# 47 Repton Crescent, Earley, Reading, Berkshire. RG6 1FL.

£550,000 Freehold

Arins Property Services are very pleased to present for sale this Cala homes built four bedroom semi detached home situated in a very popular location in Earley, which is a suburb to the south east of Reading in central Berkshire. The ground floor accommodation comprises entrance hall, cloakroom, kitchen and lounge /diner. The first floor accommodation comprises landing, bedroom two, jack and Jill bathroom, bedroom three and bedroom four. The second floor accommodation comprises landing, airing cupboard, master bedroom and en suite shower room. Outside is a small front garden, gated side access to rear garden, driveway parking for two vehicles and a rear garden laid to lawn with patio area. The location is great as it gives easy access to Reading. Woodley shopping precinct is a short drive away which benefits from a great array of shops including a Waitrose, Boots and a Lidl. There is a regular bus route nearby which takes approximately a half hour to Reading. For the commuter the A329M and M4 can be reached in less than a five minute drive and Earley mainline railway station, again only a short drive away gives connections to London Waterloo and Reading with onward connection to London Paddington. This home offers spacious family living accommodation with primary and secondary schools within walking distance. Internal viewing highly recommended.

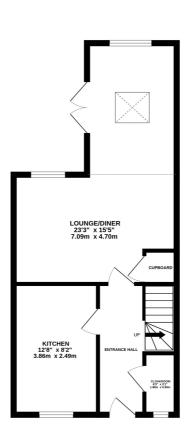
- Four bedrooms
- Driveway parking
- Gas central heating and double glazing
- · Modern fitted kitchen
- Cala home built property with NHBC guarantee
- · Large lounge/diner
- Bus route nearby
- Family bathroom and ensuite shower room
- P1 catchment for Reading boys and Kendrick grammer schools
- Close to all amenities including Bulmershe leisure centre and Woodley town centre

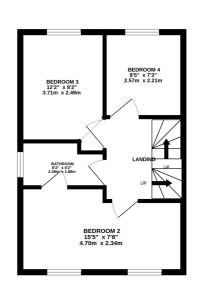














Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measureme of doors, windows, rooms and any other items are approximate and no responsibility is taken for any erromission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guaran active to their operability or efficiency can be given.

# **Property Description**

**Ground Floor** 

**Entrance Hall** 

Cloakroom

0.93m x 1.90m (3' 1" x 6' 3")

Kitchen

2.49m x 3.86m (8' 2" x 12' 8")

Lounge/diner

4.70m x 7.09m (15' 5" x 23' 3")

FIRST FLOOR

Landing

#### Bedroom two

4.70m x 2.34m (15' 5" x 7' 8")

#### Bedroom three

2.49m x 3.71m (8' 2" x 12' 2")

## Bedroom four

2.21m x 2.57m (7' 3" x 8' 5")

#### Bathroom

2.49m x 1.88m (8' 2" x 6' 2")

# **SECOND FLOOR**

Landing

#### Master bedroom

3.84m x 3.80m (12' 7" x 12' 6")

# En suite

2.66m x 3.71m (8' 9" x 12' 2")

# OUTSIDE

Front and rear garden

## Driveway

**Council Tax Band** 

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