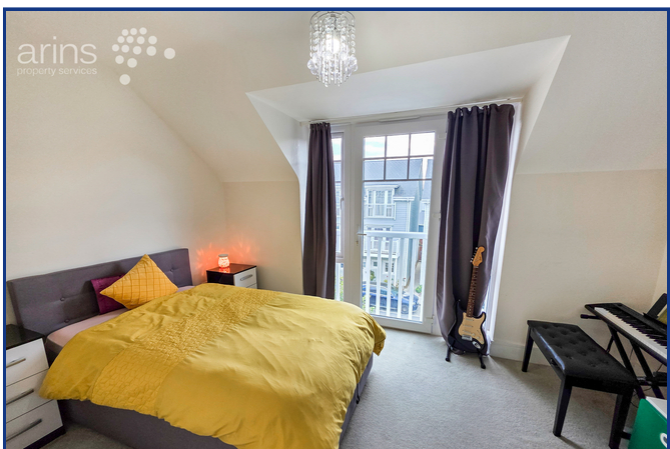


54 Maine Street, Reading, Berkshire. RG2 6AG.



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



54 Maine Street, Reading, Berkshire. RG2 6AG.

£575,000 Freehold

Arins Property Services are pleased to offer for sale this very well presented four bedroom semi detached town house situated in the Longwater ave development in Green Park which was built by st Edward homes an few years ago. The location is just a few miles south of Reading town centre which can be reached very easily by bus or the Green Park new railway station. The accommodation consists of hallway, cloakroom, open plan family/kitchen/dining, four bedrooms, family bathroom and en suite shower room to master bedroom. The location is fantastic giving access to Reading town centre in less than ten minuets. For the commuter the M4 motorway can be reached very easily and locally a number of large super markets provide essential shopping requirements. For buyers with children Green park primary is nearby and a number of secondary schools can be found a short drive or cycle away. This property offers well planned efficient accommodation and benefits from gas central heating and double glazing. Other features offer integrated kitchen, private rear garden and allocated controlled parking. We feel that this property will suit a family due to the flexible accommodation.

- Four good size bedrooms
- Family bathroom and en suite shower room
- Cloakroom
- Very well decorated
- Close to all amenities and local shops
- Great commuter links nearby
- Allocated parking to the front of the property
- Quiet residential area
- Green park rail station within walking distance
- Open plan kitchen/dining/family room

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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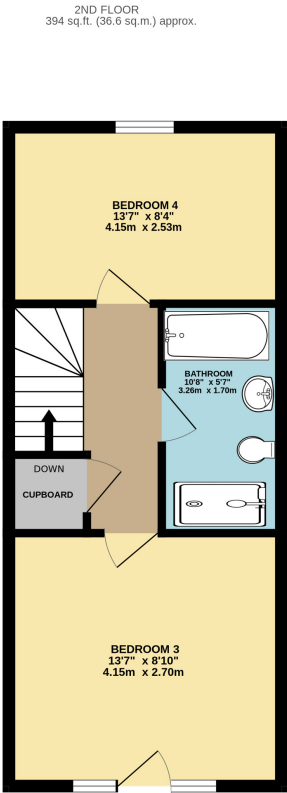
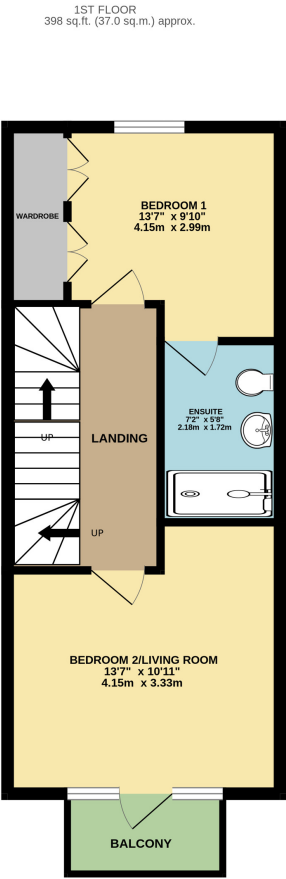
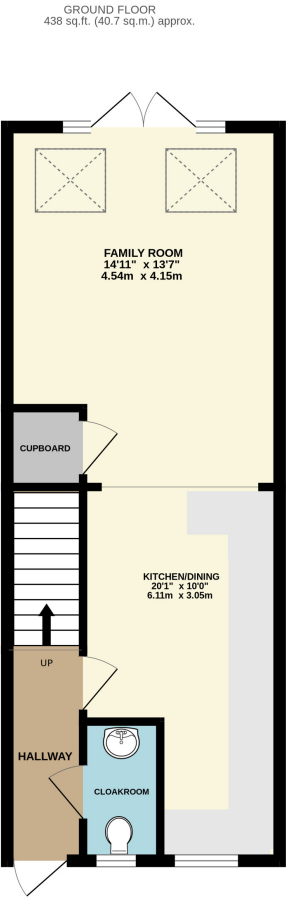


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA : 1230 sq.ft. (114.3 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

Hall

Landing

Cloakroom

Kitchen/dining

3.05m x 6.11m (10' 0" x 20' 1")

Family room

4.15m x 4.54m (13' 7" x 14' 11")

FIRST FLOOR

Landing

Bedroom one

2.99m x 4.15m (9' 10" x 13' 7")

En suite

1.72m x 2.18m (5' 8" x 7' 2")

Bedroom 2/living room

3.33m x 4.15m (10' 11" x 13' 7")

SECOND FLOOR

Bedroom three

4.15m x 2.70m (13' 7" x 8' 10")

Bedroom four

4.15m x 2.53m (13' 7" x 8' 4")

Bathroom

3.26m x 1.70m (10' 8" x 5' 7")

OUTSIDE

Front allocated parking

Rear garden

Council Tax Band

D

