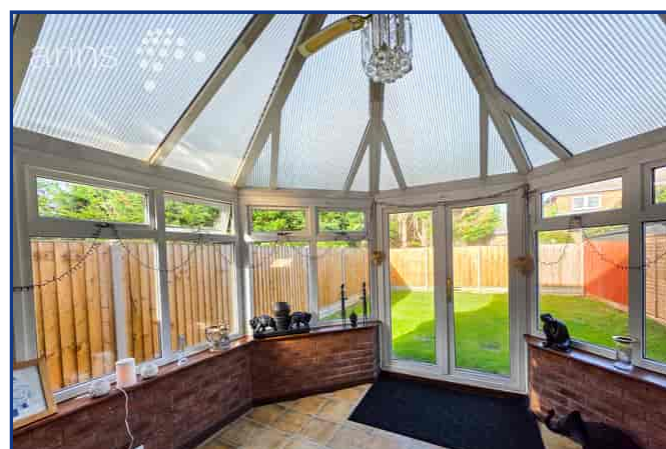
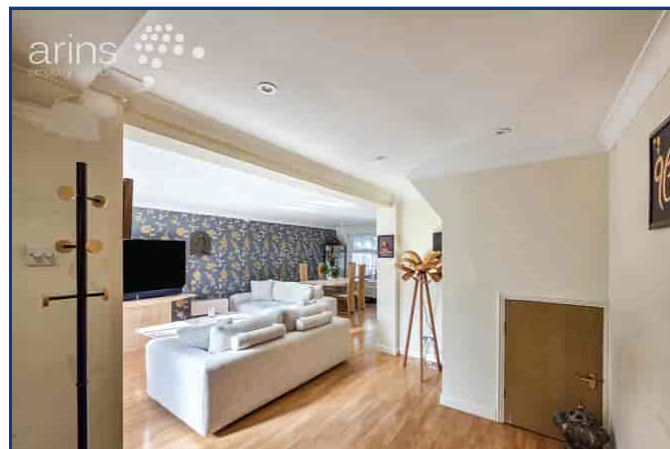


**54 Wimblington Drive, Lower Earley, Reading,
Berkshire. RG6 4JG.**



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



**54 Wimblington Drive, Lower Earley, Reading,
Berkshire. RG6 4JG.**

£485,000 Freehold

Arins Property Services are pleased to offer for sale this Bryant built three bedroom end of terrace home situated at the end of a quiet cul de sac in a popular location in Lower Earley, which is a suburb to the south east of Reading in central Berkshire. The accommodation offers entrance hall, large open plan lounge/dining/study, kitchen, conservatory, three good size bedrooms and family bathroom. To the outside is driveway parking to the front and to the rear is a good size private garden with lawn and patio area. For the commuter the A329M is only a short drive away giving access to the M4 to London. Within walking distance, you can find a bus stop giving access to Reading within thirty minutes. For buyers with children local primary schools are within walking distance and the local Sainsbury local is close by. The district centre nearby offers a large ASDA super store, Boots the chemist, Iceland, fast food outlets and a 24 hour petrol station. Another advantage living close to Reading is the mainline railway station connects London Paddington via the Elizabeth line which takes just thirty minutes. An internal viewing is highly recommended. EPC to follow.

- Quiet cul de sac location
- Easy access to all amenities
- Three good size bedrooms
- Garage conversion now offering further reception
- Gas central heating
- Double glazed
- Good size private rear garden
- Driveway parking
- Good decorative order
- Modern family bathroom

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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Berkshire. RG6 4JG.



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Property Description

GROUND FLOOR

Hall

Lounge/dining/study

5.64m x 7.13m (18' 6" x 23' 5")

Kitchen

2.83m x 2.22m (9' 3" x 7' 3")

Conservatory

3.57m x 3.29m (11' 9" x 10' 10")

FIRST FLOOR

Bedroom one

3.51m x 3.06m (11' 6" x 10' 0")

Bedroom two

3.06m x 2.74m (10' 0" x 9' 0")

Bedroom three

2.60m x 2.53m (8' 6" x 8' 4")

Bathroom

2.26m x 1.69m (7' 5" x 5' 7")

OUTSIDE

Front garden with driveway parking

Rear garden

Council Tax Band

D