

12 Paddick Drive, Lower Earley, Reading, Berkshire.
RG6 4HH.



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



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Berkshire. RG6 4HH.

£520,000 Freehold

Arins property Services are pleased to present for sale this well maintained three bedroom detached property for sale situated in a prime sought after development in Lower Earley, which is a suburb to the south east of Reading in central Berkshire. The ground floor accommodation comprises hall, living room, kitchen/dining room, cloakroom, conservatory, utility room and garage/store room. The first floor accommodation comprises master bedroom with en-suite shower room, two further bedrooms and a family bathroom. To the outside is a private enclosed rear garden with side access and driveway parking to the front. The location is great as all amenities are close by including the ASDA superstore complex incorporating a Boots chemist, a Sainsbury local and the district centre incorporating a M&S food hall, Iceland, fast food outlets and a 24 hour garage. For the commuter there is a regular bus service to Reading taking a half hour within walking distance. The A329M and M4 are only a short drive away and there are two mainline railway stations, Earley serving London Waterloo and Reading serving London Paddington. For buyers with children there is Hawkedon primary within walking distance and three secondary schools to choose from all within cycling distance or a short drive away. The property benefits from gas central heating and double glazing. Internal viewing recommended.

- Three good size bedrooms
- Driveway parking
- Utility and garage store
- Cloakroom
- Bathroom and en suite shower room
- Living room
- Modern kitchen/dining room
- Private rear garden
- Double glazed and central heating
- Close to all amenities

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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PADDICK

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

Living room

3.32m x 4.31m (10' 11" x 14' 2")

Kitchen/dining room

2.40m x 5.60m (7' 10" x 18' 4")

Cloakroom

Conservatory

2.81m x 3.02m (9' 3" x 9' 11")

Utility room

2.20m x 2.90m (7' 3" x 9' 6")

Garage/store room

1.94m x 2.20m (6' 4" x 7' 3")

FIRST FLOOR

Landing

Master bedroom

3.37m x 3.42m (11' 1" x 11' 3")

Ensuite shower room

Bedroom two

2.59m x 3.50m (8' 6" x 11' 6")

Bedroom three

2.74m x 3.09m (9' 0" x 10' 2")

Bathroom

Outside

Front garden with driveway parking

Rear garden lawn and patio area

Council Tax Band

D