

8 Lind Close, Earley, Reading, Berkshire. RG6 5QX.



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OIEO £535,000 Freehold

****NO ONWARD CHAIN**** Offered to the market with no onward chain, this extended and well presented three-bedroom semi-detached home is set in a sought-after cul-de-sac within the Maiden Erlegh school catchment. The property enjoys an enviable location with excellent access to highly regarded local schools including Maiden Erlegh and Aldryngton, Reading University, local shops, Earley train station, and major road links such as the M4 and A33. The spacious and versatile accommodation comprises an entrance hall, ground floor wet room, a comfortable lounge, a modern refitted kitchen/dining room, and a bright family room opening to the rear garden. Upstairs offers three well-proportioned bedrooms and a family bathroom with separate WC. Further benefits include gas central heating, UPVC double glazing, ample driveway parking, a garage, and a well-maintained rear garden. An ideal purchase for families or professionals looking to move into one of Earley's most desirable residential areas without delay. Early viewing is highly recommended.

- NO ONWARD CHAIN
- Highly Sought After Location
- Three Bedrooms
- Semi-Detached Family Home
- Extended Ground Floor
- Kitchen/Dining Room
- Three Reception Areas
- Ground Floor Wet Room
- Garage & Ample Driveway
- Cul-de-sac Location
- Well Presented Throughout

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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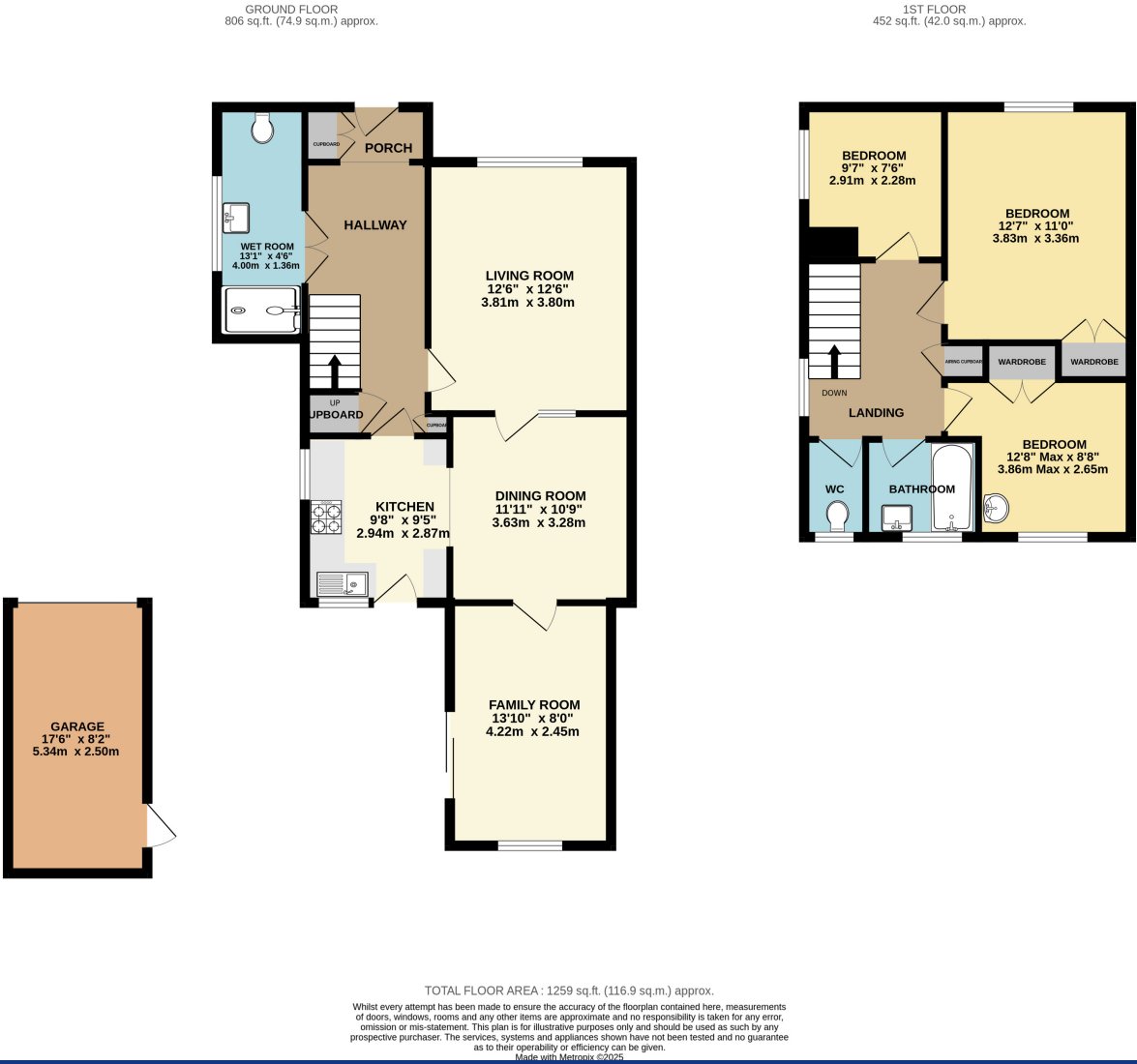


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Property Description

Ground Floor

Entrance Hall

Wet Room

1.36m x 4m (4' 6" x 13' 1")

Lounge

3.8m x 3.81m (12' 6" x 12' 6")

Kitchen

2.94m x 2.87m (9' 8" x 9' 5")

Dining Room

3.63m x 3.28m (11' 11" x 10' 9")

Family Room

2.45m x 4.22m (8' 0" x 13' 10")

First Floor

Landing

Bedroom One

3.36m x 3.83m (11' 0" x 12' 7")

Bedroom Two

2.65m x 3.86m MAX (8' 8" x 12' 8" MAX)

Bedroom Three

2.28m x 2.91m (7' 6" x 9' 7")

Bathroom

WC

Outside

Ample Driveway Parking

Rear Garden

Garage

2.5m x 5.34m (8' 2" x 17' 6")

Council Tax Band

D

