

10 Goldthorpe Gardens, Lower Earley, Reading,  
Berkshire. RG6 4AR.



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£665,000 Freehold

Arins Property Services are really pleased to present for sale this extremely well maintained and fully modernised four bedroom family home for sale. The ground floor accommodation comprises entrance hall, cloakroom, lounge, dining room, family room/playroom/study and a large open plan kitchen with separate breakfast room/dining /family area . The first floor accommodation comprises landing, master bedroom with en suite shower room, three further bedrooms and a family bathroom. To the outside is a lawn area and driveway parking for two vehicles, gated side access to rear garden, rear garden with patio area, decked area all enclosed by 6ft panel fencing and a double length garage. The location is fabulous as it offers easy access to all local amenities. including the district centre which incorporates a large ASDA superstore, Boots the chemist M&S, Iceland, leisure centre with a 25 meter pool and a 24 hour petrol station. For the commuter the A329M connecting the M4 is a short drive away and there is a regular bus route to Reading taking 30 minutes just a short walk away. For buyers with children Primary schools are close by and secondary schools can be reached with a short cycle ride. This property has been very well maintained by the present owners and benefits from gas central heating, double glazing, integrated kitchen, superb fitted bathroom and en-suite shower room. An internal viewing is highly recommended. EPC to follow.

- Extremely well maintained throughout
- Four good size bedrooms
- Bathroom and en suite shower room
- Three separate reception rooms
- Integrated kitchen
- Gas central heating and double glazing
- Good size private rear garden and integrated double length garage
- Close to all local amenities.
- Driveway parking for about two vehicles
- Great commuter links including rail links to Paddington and Waterloo from Reading

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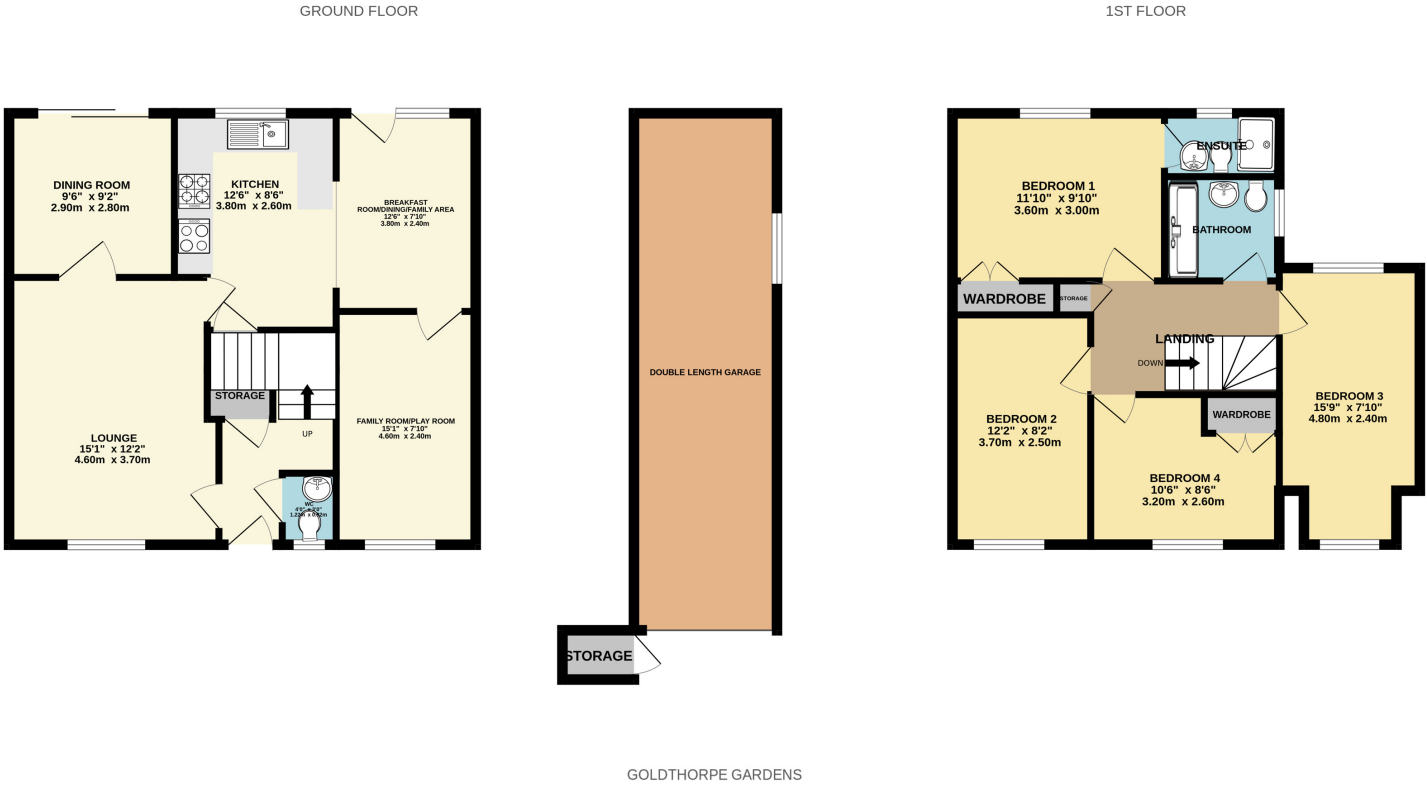
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



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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

Entrance hall

Cloakroom

Lounge

3.70m x 4.60m (12' 2" x 15' 1")

Dining room

2.80m x 2.90m (9' 2" x 9' 6")

Kitchen

2.49m x 3.84m (8' 2" x 12' 7")

Breakfast room/dining/family area

2.40m x 3.80m (7' 10" x 12' 6")

Family/playroom/study

2.40m x 4.60m (7' 10" x 15' 1")

FIRST FLOOR

Landing

Master bedroom

3.00m x 3.60m (9' 10" x 11' 10")

En suite

Bedroom two

2.50m x 3.70m (8' 2" x 12' 2")

Bedroom three

2.40m x 4.80m (7' 10" x 15' 9")

Bedroom four

2.60m x 3.20m (8' 6" x 10' 6")

Bathroom

OUTSIDE

Front garden

Driveway and garage

Rear garden

Council Tax Band

F