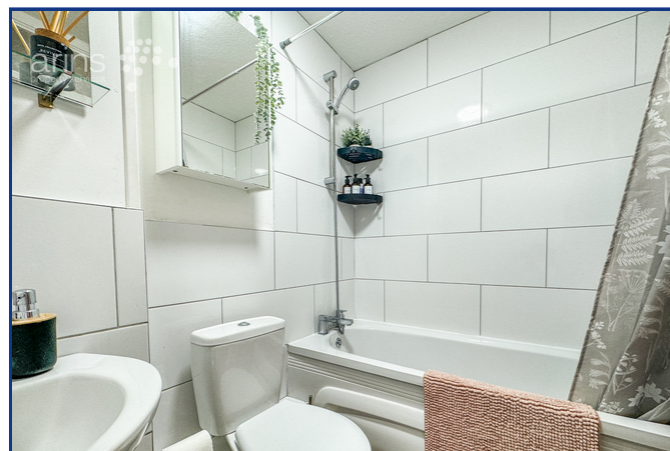


44 Chatton Close, Lower Earley, Reading, Berkshire.
RG6 4DY.



3 Maiden Lane Centre
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44 Chatton Close, Lower Earley, Reading,
Berkshire. RG6 4DY.

£350,000 Freehold

****NO ONWARD CHAIN**** Nestled in a quiet cul-de-sac, this beautifully presented two-bedroom end-of-terrace home with a garage and parking for two cars, is an excellent opportunity for first-time buyers or investors. Offering a position off the main road, the property is conveniently located within walking distance of the Asda Complex, Loddon Valley Leisure Centre, Library, and Doctors' Surgery. Additionally, bus routes to Reading Town Centre are easily accessible. Both Reading and Wokingham Town Centres, as well as the A329M, M4, and A33 to Basingstoke, are just a short drive away. The home is also near good primary and secondary schools, including grammar schools. The ground floor features a welcoming entrance hall with an under-stair storage cupboard, a modern kitchen, and a spacious living/dining room that opens onto the garden. Upstairs, you'll find two generously sized bedrooms and a modern bathroom. Additional benefits include gas central heating, UPVC double glazing. The rear garden is a great size, complete with a patio and lawned area and side access, perfect for outdoor relaxation.

- NO ONWARD CHAIN
- Two double bedrooms
- Living/dining room
- Modern kitchen
- Entrance hall
- Modern bathroom
- Garage & parking for 2 cars
- Pleasant rear garden with patio and lawn
- Sought after Lower Earley location
- Walking distance to a range of 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.

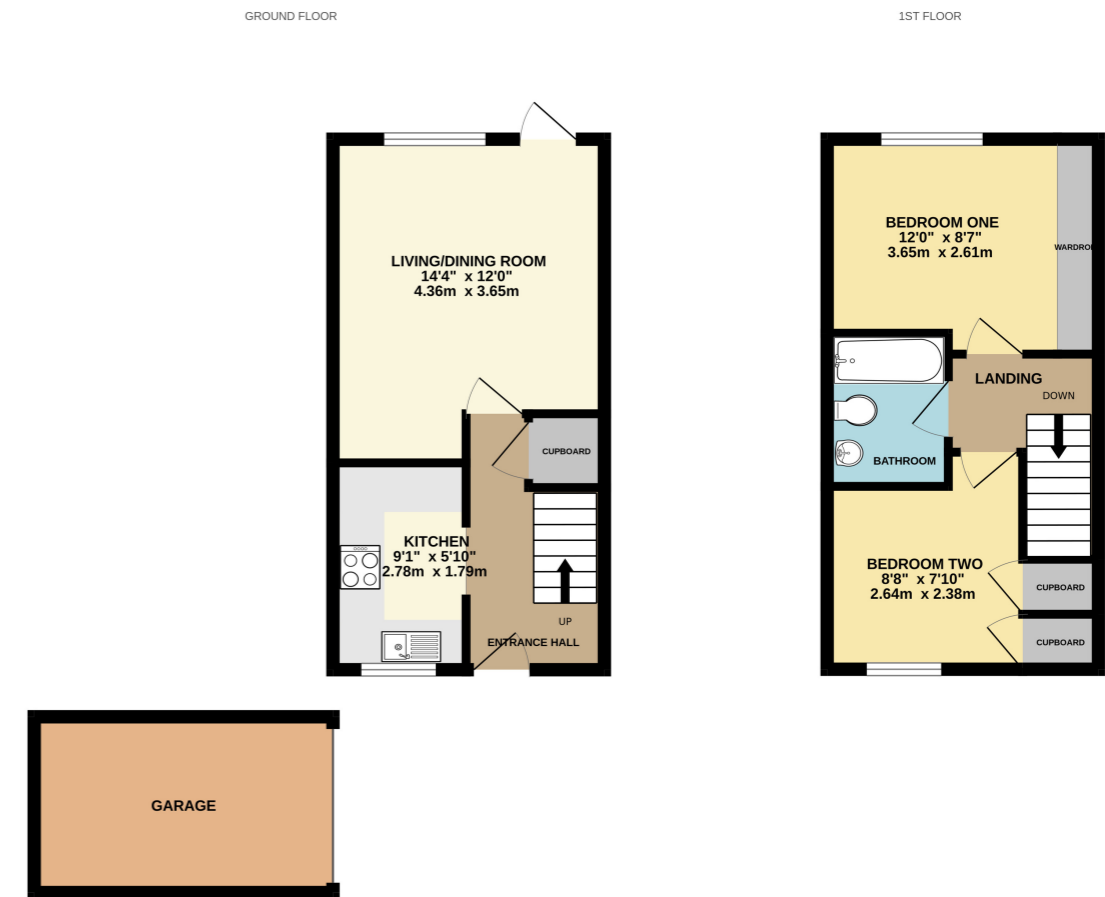


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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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. Made with Metronix 6/2024

Property Description

- Ground Floor**
- Entrance Hall**
- Kitchen**
2.78m x 1.79m (9' 1" x 5' 10")
- Living/Dining Room**
4.36m x 3.75m (14' 4" x 12' 4")
- First Floor**
- Landing**
- Bedroom One**
3.65m x 2.61m (12' 0" x 8' 7")

- Bedroom Two**
2.64m x 2.38m (8' 8" x 7' 10")
- Bathroom**
- Outside**
- Front Garden**
- Rear Garden**
- Garage & Parking**
- Council Tax Band**
C

