



**35 Chatteris Way, Lower Earley, Reading,  
Berkshire. RG6 4JA.**

**£490,000 Freehold**

Arins property Services offer for sale this well maintained three bedroom detached home situated in a prime location in Lower Earley, which is a suburb to the south east of Reading in central Berkshire. The ground floor accommodation comprises entrance hall, lounge, kitchen/breakfast room, cloakroom, integral garage. The first floor accommodation comprises landing, three bedrooms and a family bathroom. The location is ideal as it offers access to all local amenities. The local district centre consists of a large ASDA superstore, Marks & Spencers, Iceland, Boots the chemist and a selection of fast food outlets. Other benefits include doctors surgery and a 24 hr petrol station close by. For the commuter the A329M gives access to the M4 which is only a few minutes drive away. For buyers with children the local primary school is within walking distance and secondary schools a short drive or a cycle ride away. Scenic walks can be found nearby following the River Loddon. Reading town centre can be reached easily by a regular bus service which takes approximately a half hour. Winners triangle and Earley railway stations give access top London Waterloo and Reading station with onward connection to London Paddington on the Elizabeth line. We feel this is a great family home and definitely worth an internal viewing.

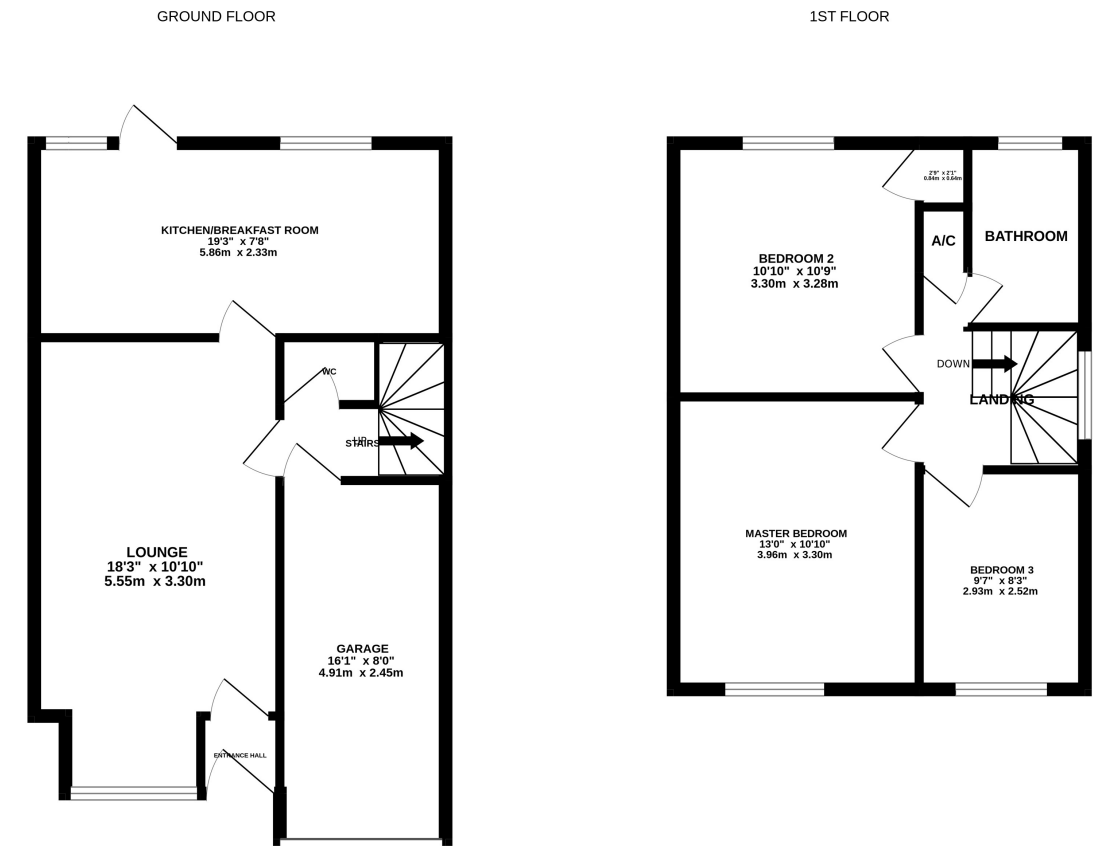
- Bryant homes built Three bedroom detached
- Lounge
- Driveway parking
- Cloakroom
- Central heating
- Kitchen/breakfast room
- Private sunny garden
- Integral garage & driveway parking
- Modern bathroom
- Double glazed



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CHATTERIS WAY

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

#### Lounge

3.30m x 5.55m (10' 10" x 18' 3")

#### kitchen/breakfast room

2.33m x 5.86m (7' 8" x 19' 3")

#### Cloakroom

### FIRST FLOOR

#### Landing

#### Bedroom one

3.30m x 3.96m (10' 10" x 13' 0")

#### Bedroom two

#### Bedroom three

2.52m x 2.93m (8' 3" x 9' 7")

#### Bathroom

### OUTSIDE

#### Front driveway parking

#### Rear garden, patio and lawn area

#### Integral garage

2.45m x 4.91m (8' 0" x 16' 1")

#### Council Tax Band

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