

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



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

£520,000 Freehold

Arins Property Services are delighted to offer for sale this well-maintained three-bedroom detached home, situated in a highly sought-after development in Lower Earley, a desirable suburb southeast of Reading in central Berkshire. The ground floor accommodation includes an entrance hall, spacious living room, open-plan kitchen/dining room, cloakroom, conservatory, utility room, and a garage/store room. Upstairs, the master bedroom benefits from an en-suite shower room, accompanied by two further well-proportioned bedrooms and a family bathroom. Externally, the property boasts a private enclosed rear garden with side access, as well as driveway parking at the front. The location is excellent, with all essential amenities nearby, including the ASDA superstore complex, Boots pharmacy, Sainsbury's Local, and the district centre, which features an M&S Food Hall, Iceland, fast food outlets, and a 24-hour petrol station. For commuters, a regular bus service to Reading town centre is within walking distance, taking approximately 30 minutes. The A329M and M4 motorways are only a short drive away, and there are two mainline railway stations, Earley, with direct links to London Waterloo, and Reading, providing fast access to London Paddington. For families, Hawkedon Primary School is within walking distance, while three excellent secondary schools are easily accessible by bike or a short drive. Additional benefits include gas central heating, double glazing, and a well-presented interior. Internal viewing is highly recommended to fully appreciate all this home has to offer.

- 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.

Please
recycle
me



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

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



Have you visited our website for our latest property listings?
www.arins.co.uk



PADDICK
TOTAL FLOOR AREA : 969sq.ft. (90.0 sq.m.) approx.
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 Metropix (c)2025

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

