

3 Maiden Lane Centre Berkshire Reading RG6 3HD Tel: 0118 926 8260 www.arins.co.uk







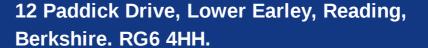














Arins Property Services are delighted to offer for sale this well-maintained threebedroom detached home, situated in a highly sought-after development in Lower Earley, a desirable suburb southeast of Reading in central Berkshire. The ground floor accommodation includes an entrance hall, spacious living 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

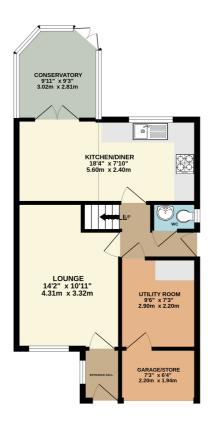


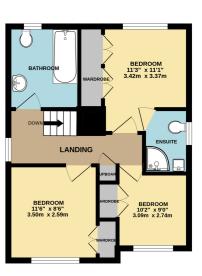






GROUND FLOOR





1ST FLOOR

PADDICK

TOTAL FLOOR AREA : 969sq.ft. (19.0. sq.m.) approx.

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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

