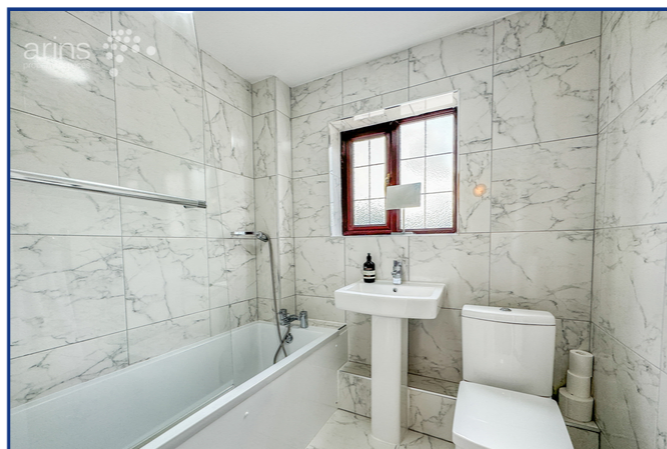


17 Chilcombe Way, Lower Earley, Reading,  
Berkshire. RG6 3DA.



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



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£425,000 Freehold

**\*\*NO ONWARD CHAIN\*\*** Located within the sought-after Hawkedon Primary School catchment area, this beautifully refurbished three-bedroom end-of-terrace home is presented in excellent condition. The property is within walking distance of the Maiden Lane Centre, which offers a variety of shops and amenities. Excellent transport links are easily accessible via the A329 and M4 motorway, and Maiden Erlegh Secondary School is conveniently nearby. Grammar and private schools are also within close reach. The ground floor features an entrance porch, a spacious living room, a dining room, and a newly refitted kitchen with integrated appliances. Upstairs, you'll find three bedrooms and a modern, refitted family bathroom. Additional benefits include double-glazed windows, gas central heating, driveway parking, a single garage, and a delightful rear garden with a patio area, a large lawn, and direct access to the garage.

- NO ONWARD CHAIN
- Three bedrooms end of terraced
- Garage & driveway parking
- Two reception rooms
- Refitted kitchen & bathroom
- Well presented throughout
- Spacious rear garden
- Walking distance to Maiden Lane Centre shops and amenities
- Excellent transport links
- UPVC double glazing & gas central heating

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.

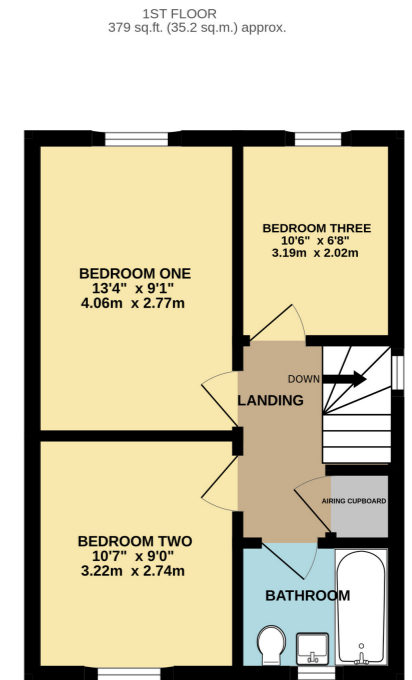
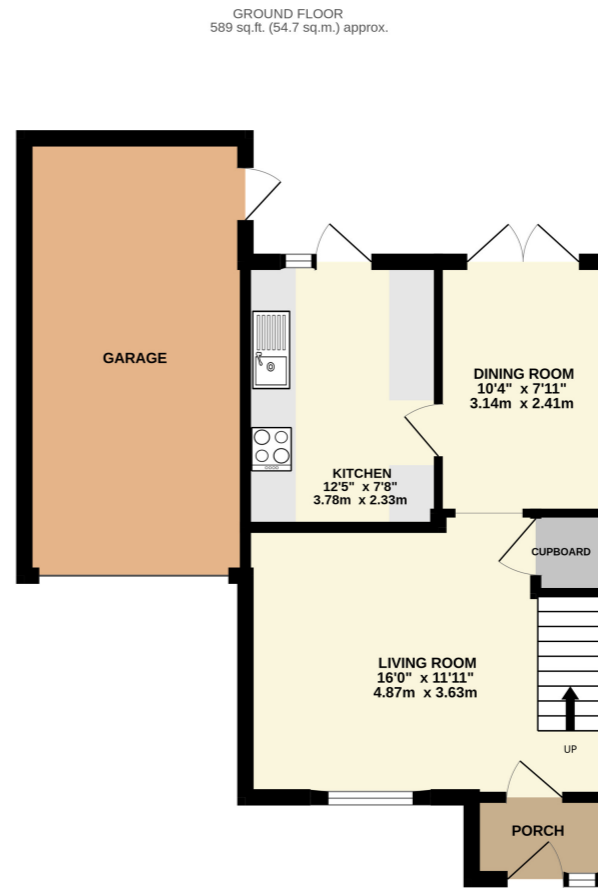


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA: 968 sq.ft. (89.9 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 Metroplan 5/2024

## Property Description

### GROUND FLOOR

Entrance Porch

Living Room

4.87m x 3.63m (16' 0" x 11' 11")

Dining Room

3.14m x 2.41m (10' 4" x 7' 11")

Kitchen

3.78m x 2.33m (12' 5" x 7' 8")

### FIRST FLOOR

Landing

Bedroom One

4.06m x 2.77m (13' 4" x 9' 1")

Bedroom Two

3.22m x 2.74m (10' 7" x 9' 0")

Bedroom Three

3.19m x 2.02m (10' 6" x 6' 8")

Bathroom

### OUTSIDE

Rear Garden

Driveway and Lawn

Garage

### Council Tax Band

D

