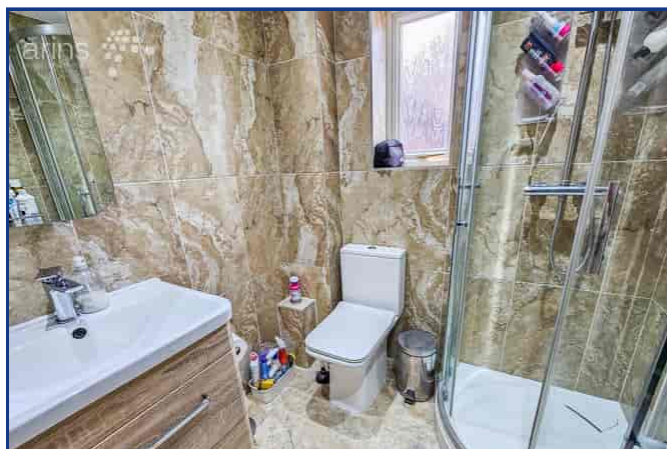


5 Adwell Drive, Lower Earley, Reading, Berkshire.  
RG6 4JY.



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



5 Adwell Drive, Lower Earley, Reading, Berkshire.  
RG6 4JY.

£700,000 Freehold

Arins property services are pleased to present for sale this very well maintained extended four bedroom detached family home. The property is situated in a very sought after cul de sac in Lower Earley which is a suburb to the south east of Reading in central Berkshire. The ground floor accommodation comprises entrance hall, cloakroom, study/playroom (currently being used as a dining room), sitting room, living room, large open plan kitchen/dining room, dining area and utility room. The first floor accommodation comprises Master bedroom with en suite shower room, three further bedrooms and family bathroom. To the outside is driveway parking for approximately three vehicles, gated side access to a private rear garden which has a lawn area and decking. The location is great and gives easy access to most local amenities including the district centre, including an ASDA superstore complex incorporating a Boots the chemist, doctors surgery, Marks and Spencers and the Loddon valley leisure centre incorporating a 25 meter swimming pool. For the commuter the A329M giving access to the M4 is only a short five minute drive away. There is a local bus service within walking distance which takes approximately a half hour to Reading town centre. Winnersh and Earley mainline railway stations are nearby connecting London Waterloo and Reading with onward connections to London Paddington. Nearby is Dinton Pastures Country Park giving fabulous walks for all the family. For buyers with children Hawkedon primary is within walking distance and the catchments for secondary schools are Bulmershe, The Forest and Maiden Erlegh. This property offers great flexible family accommodation and we highly recommend an internal viewing.

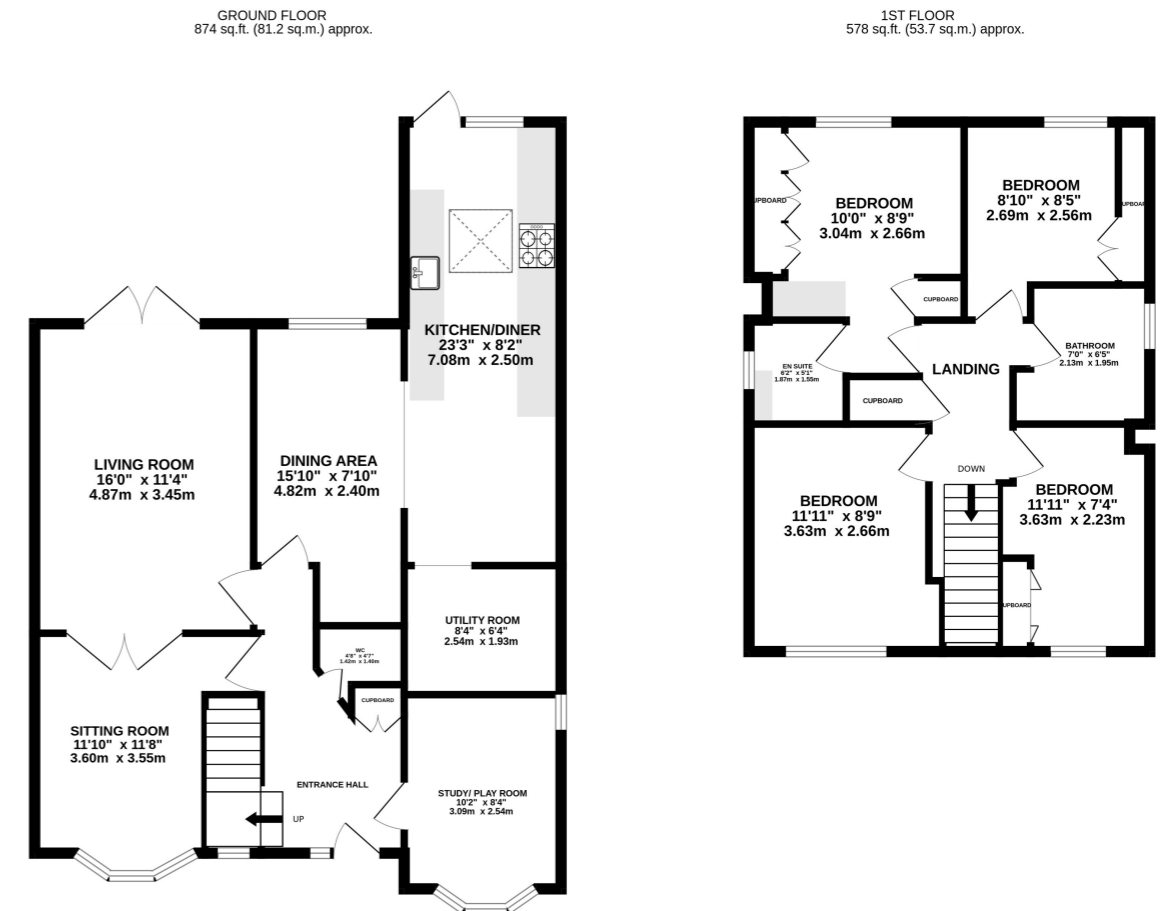
- Four good size bedrooms
- Living room, sitting room and study
- Open plan kitchen/dining room
- Master bedroom with En suite shower room
- Family bathroom and cloakroom
- Gas central heating and double glazed
- Utility room & WC
- Excellent decorative order throughout
- Driveway parking
- Private rear garden with decked area

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





TOTAL FLOOR AREA: 1452 sq.ft. (134.9 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.  
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Property Description

Ground Floor

Entrance Hall

Cloakroom W.C.

Sitting Room

3.60m x 3.55m (11' 10" x 11' 8")

Living Room

4.87m x 3.45m (16' 0" x 11' 4")

Study/Playroom

3.09m x 2.54m (10' 2" x 8' 4")

Dining Area

4.82m x 2.40m (15' 10" x 7' 10")

kitchen/Diner

7.08m x 2.50m (23' 3" x 8' 2")

Utility

2.54m x 1.93m (8' 4" x 6' 4")

First Floor

Master Bedroom

3.04m x 2.66m (10' 0" x 8' 9")

En Suite

1.87m x 1.55m (6' 2" x 5' 1")

Bedroom Two

3.63m x 2.23m (11' 11" x 7' 4")

Bedroom Three

3.63m x 2.23m (11' 11" x 7' 4")

Bedroom Four

2.69m x 2.56m (8' 10" x 8' 5")

Bathroom

2.13m x 1.96m (7' 0" x 6' 5")

Outside

Driveway Parking

Rear Garden

Council Tax Band

E

