

Skelmerdale Way, Earley, Reading, Berkshire. RG6 7YB.



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



Skelmerdale Way, Earley, Reading, Berkshire.  
RG6 7YB.

£600,000 Freehold

This stunning semi-detached family home was built to a high specification in 2021. Positioned at the end of a popular cul-de-sac on the edge of Lower Earley occupying a corner plot position with driveway parking for several cars. The property provides great access to parkland walks, local schools including Hawkedon & Loddon Primary schools and Maiden Erlegh secondary school, whilst being close to local shops, Showcase Cinema, The George pub, A329, and M4 motorway. The impressive downstairs accommodation comprises an entrance hall, WC, dining room, and the amazing kitchen/dining/family room with bi-folding doors opening onto the landscaped southerly facing rear garden. To the first floor there is a landing, four bedrooms all with fitted wardrobes, a family bathroom and an ensuite shower room to the master. Further benefits included oak veneer doors, fully integrated appliances in the kitchen, an open air source heat pump for heating with underfloor heating on the ground floor. There is also a potential closed chain above.

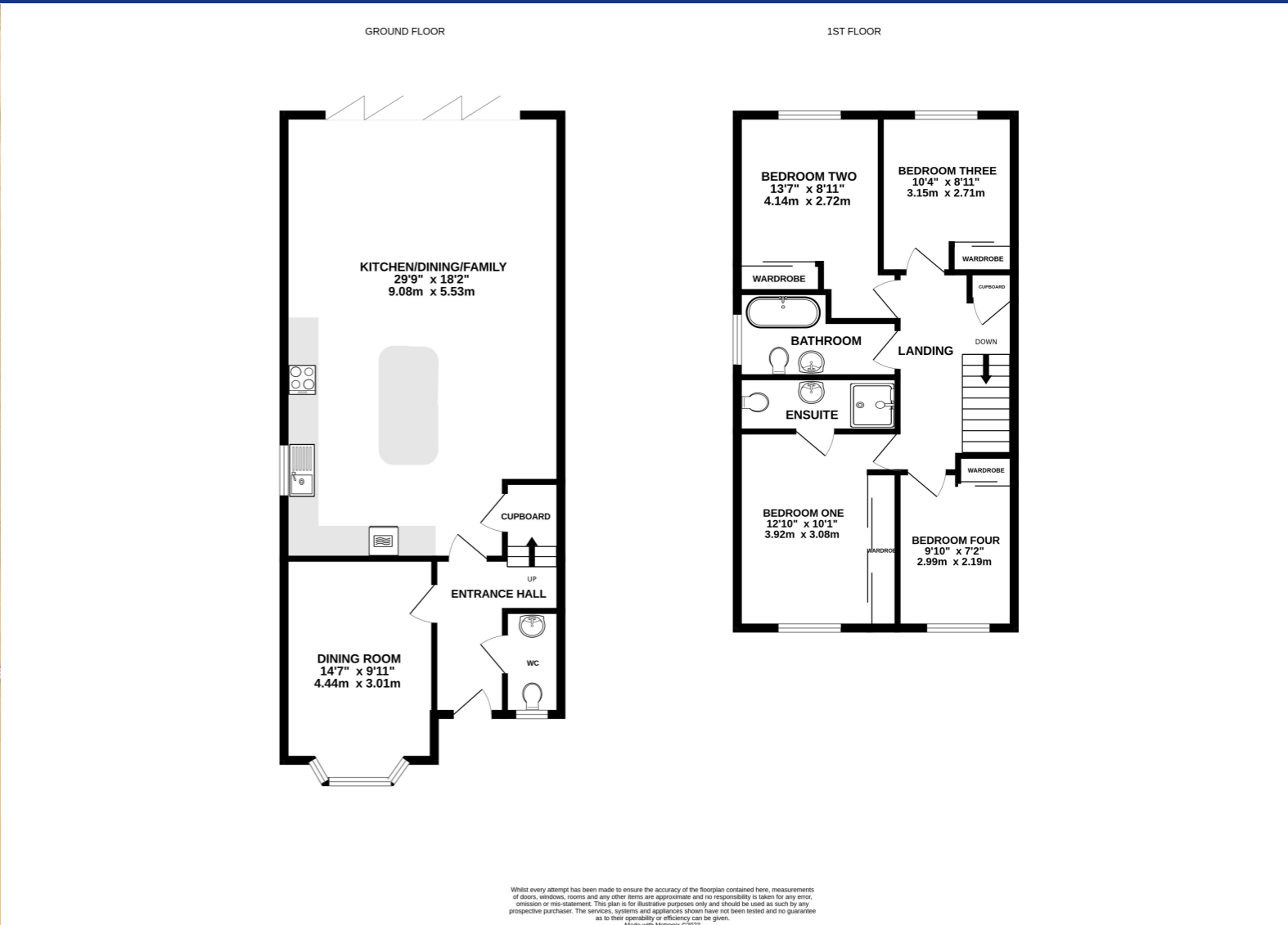
- Impressive Semi-Detached Home
- Built In 2021
- High Specification Throughout
- Stunning 18ft Kitchen/Dining/Family Room
- By-folding Doors To Garden
- Southerly Facing Rear Garden
- Ensuite To Master Bedroom
- Air Source Heat Pump
- Driveway Parking For Several Cars
- Potential Closed Chain Above

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





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 Measure 2020/21

**Property Description**

- Ground Floor**
- Entrance Hall**
- WC**
- Dining Room**  
4.44m x 3.01m (14' 7" x 9' 11")
- Kitchen/Dining/Family**  
9.08m x 5.53m (29' 9" x 18' 2")
- First Floor**
- Landing**
- Bedroom One**  
3.92m x 3.08m (12' 10" x 10' 1")

- Ensuite**
- Bedroom Two**  
4.14m x 2.72m (13' 7" x 8' 11")
- Bedroom Three**  
3.15m x 2.71m (10' 4" x 8' 11")
- Bedroom Four**  
2.99m x 2.19m (9' 10" x 7' 2")
- Bathroom**
- Outside**
- Ample Driveway Parking**
- Rear Garden**

**Council Tax Band**

E

