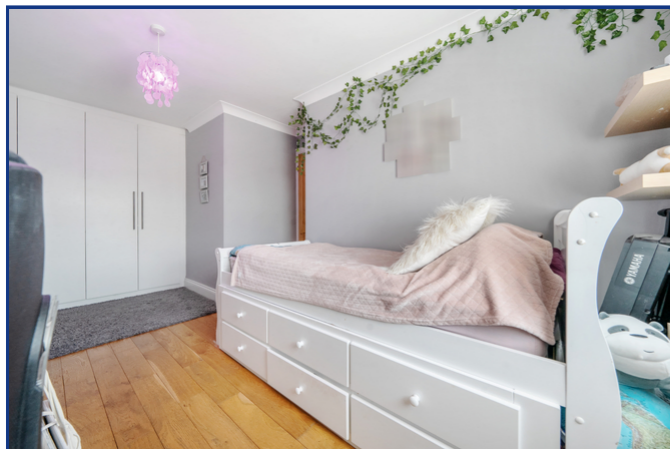


83 Chilcombe Way, Lower Earley, Reading,  
Berkshire. RG6 3DB.



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



83 Chilcombe Way, Lower Earley, Reading,  
Berkshire. RG6 3DB.

£425,000 Freehold

Situated in a popular cul-de-sac, this extended two/three bedroom mid terraced home, boasting meticulous upkeep and numerous upgrades. Positioned within walking distance, residents can access the Maiden Lane Centre offering a variety of shops and amenities and Hawkedon primary school, while excellent transport links via the A329 and M4 motorway are easily reachable. Maiden Erlegh Secondary School is also conveniently nearby. The extended ground floor has been finished to a high specification, with an entrance porch, living room with a vaulted ceiling and a refitted ensuite shower room. Upstairs there is, two bedrooms and a modern family bathroom. Additional features include water softener, UPVC double glazing, gas central heating with pressurized system and underfloor heating in the extension area, a landscaped rear garden with side access and a shed, and paved driveway parking.

- Extended two/three bedroom mid-terraced home
- Popular cul-de-sac location
- Meticulous upkeep and numerous upgrades
- Walking distance to Maiden Lane Centre with shops and amenities
- Close to Hawkedon Primary School and Maiden Erlegh Secondary School
- Excellent transport links via the A329 and M4 motorway
- High-specification ground floor with entrance porch and living room
- Refitted kitchen and dining room
- UPVC double glazing, gas central heating, landscaped rear garden, and driveway parking
- Large bedroom with vaulted ceiling and ensuite shower room

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.

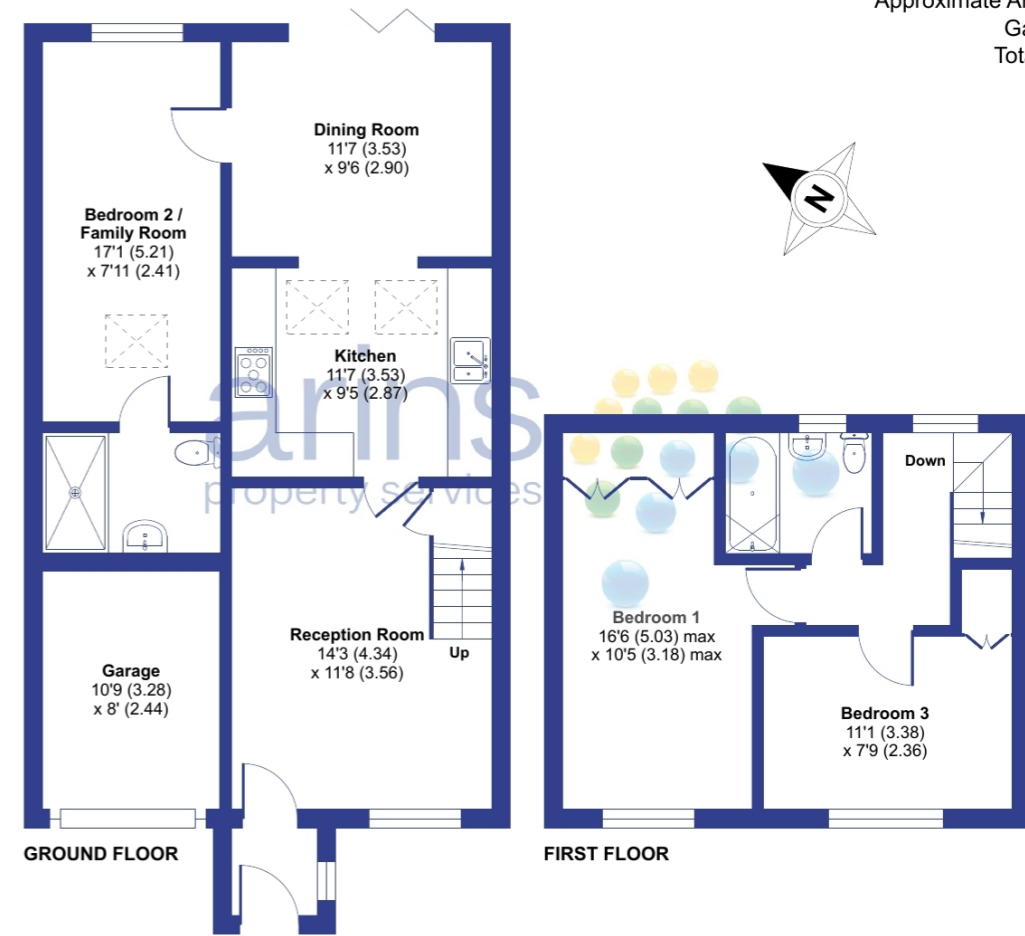


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



### Chilcombe Way, Reading, RG6

Approximate Area = 956 sq ft / 88.8 sq m  
Garage = 82 sq ft / 7.6 sq m  
Total = 1038 sq ft / 96.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlichecom 2024. Produced for Ar GRP Ltd (Arins Property Services). REF: 1130668

#### Property Description

##### Ground Floor

Porch

##### Reception Room

4.34m x 3.56m (14' 3" x 11' 8")

##### Kitchen

3.53m x 2.87m (11' 7" x 9' 5")

##### Dining Room

3.53m x 2.87m (11' 7" x 9' 5")

##### Bedroom Two/Family Room

5.21m x 2.41m (17' 1" x 7' 11")

##### Shower Room

##### First Floor

Landing

##### Bedroom One

5.03m x 3.18m (16' 6" x 10' 5")

##### Bedroom Three

3.38m x 2.36m (11' 1" x 7' 9")

Bathroom

Outside

Ample Driveway

Rear Garden

#### Council Tax Band

C

