

21 Tilney Way, Lower Earley, Reading, Berkshire.
RG6 4AD.



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Reading RG6 3HD
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£450,000 Freehold

Arins Property Services are pleased to offer for sale this extremely well maintained three bedroom semi detached home situated in one of Lower Earley's most sought after roads. The ground floor accommodation comprises entrance lobby, lounge, inner hall, open plan integrated kitchen/ dining room, landing, three good size bedrooms, a four piece bathroom suite, integral garage, front and rear gardens and driveway parking. The location is fabulous as its within walking distance of the district centre which incorporates a large ASDA superstore, M&S, Boots the chemist, Iceland and a fabulous leisure centre incorporating a 25 meter swimming pool. For the commuter the A329m is only a short drive away giving access to the M4 to Reading and London. For a buyer with children Hillside primary school is only a short walk away and a selection of secondary schools are a short drive or cycle distance away. The property is offered for sale in excellent decorative condition. This property also benefits from double glazing, central heating and a lovely westerly facing rear garden.

- Three good size bedrooms
- Quiet cul de sac location
- Modern four piece family bathroom
- Modern integrated kitchen
- Gas central heating and double glazed
- Close to all local amenities
- Walking distance to Hillside primary school
- Driveway parking for two vehicles
- Great commuter links nearby
- Local bus route to Reading within walking distance

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.

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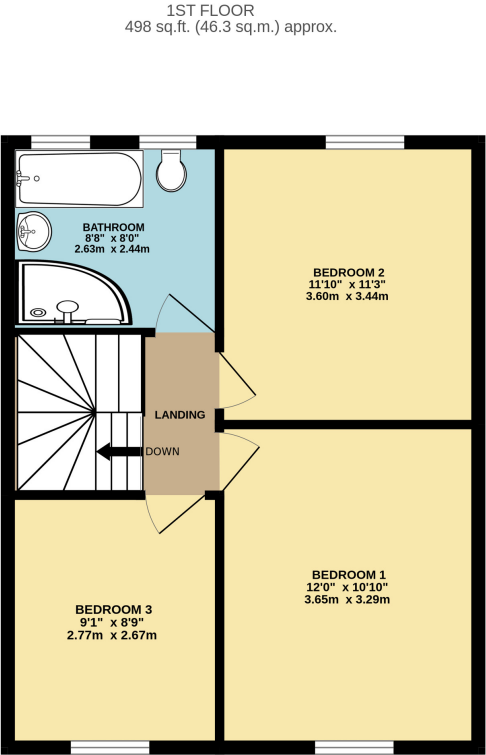
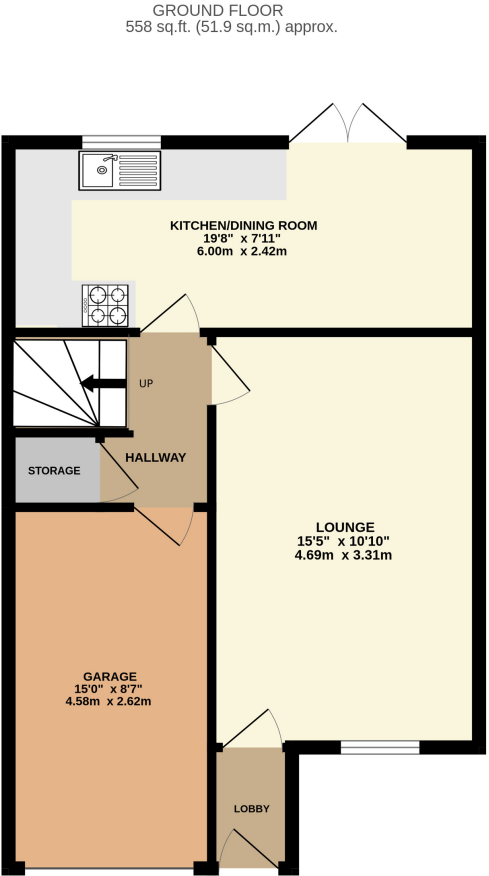


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA: 1057 sq.ft. (98.2 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 lobby

Lounge

3.31m x 4.69m (10' 10" x 15' 5")

Kitchen/dining room

6.00m x 2.42m (19' 8" x 7' 11")

Inner hallway

FIRST FLOOR

Landing

Bedroom one

3.69m x 3.29m (12' 1" x 10' 10")

Bedroom two

3.60m x 3.44m (11' 10" x 11' 3")

Bedroom three

2.77m x 2m (9' 1" x 6' 7")

Bathroom

2.63m x 2.44m (8' 8" x 8' 0")

OUTSIDE

Front garden

Rear garden

Integral garage

4.58m x 2.62m (15' 0" x 8' 7")

Council Tax Band

D

