

17 Markby Way, Lower Earley, Reading, Berkshire.
RG6 3BG.



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Berkshire
Reading RG6 3HD
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17 Markby Way, Lower Earley, Reading, Berkshire
. RG6 3BG.

£475,000 Freehold

**** NO ONWARD CHAIN **** Nestled in a charming cul-de-sac on a corner plot, this three/four bedroom semi-detached family home offers an enviable location. Close to esteemed local schools such as Hawkedon & Loddon Primary schools and Maiden Erlegh Secondary School, as well as nearby shops, amenities, and leisure options. The property enjoys easy access to Showcase Cinema, The George pub, A329, and M4 motorway, with seamless commuting facilitated by a nearby bus route to Reading town centre. The ground floor features an entrance porch, spacious living/dining room, kitchen, and a versatile study/bedroom four with its own shower room, formerly the garage. Upstairs, discover three well-proportioned bedrooms alongside a modern family bathroom. Additional advantages include gas central heating, UPVC double glazing, and a delightful rear garden offering privacy, complete with a covered patio area and a lawned section. A paved driveway provides parking for multiple cars.

- Three well-proportioned bedrooms upstairs
- Bedroom four/study on ground floor
- Ground floor shower room
- Spacious living/dining room
- Ample driveway parking
- Corner plot position
- Delightful rear garden with privacy and covered patio area
- NO ONWARD CHAIN
- Close proximity to local schools, amenities, and transport links

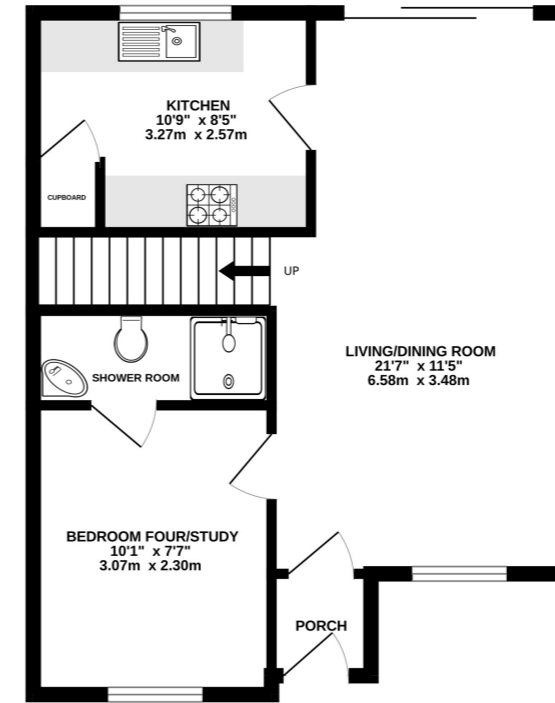
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as 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.



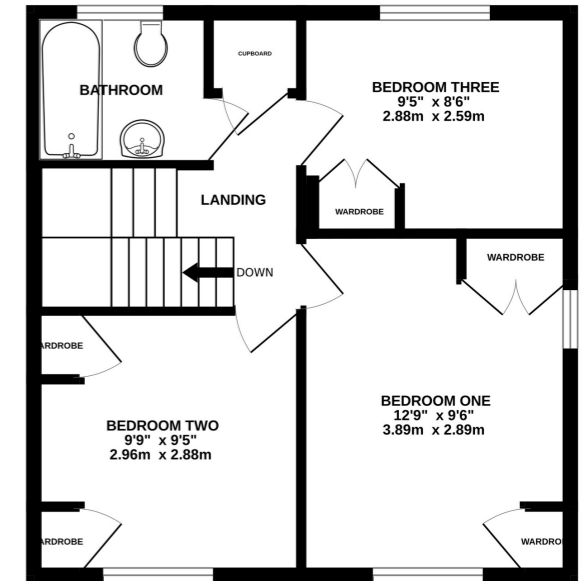
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 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

Porch

Living/Dining Room

6.60m x 3.50m (21' 8" x 11' 6")

Kitchen

3.27m x 2.57m (10' 9" x 8' 5")

Bedroom Four/Study

3.03m x 2.28m (9' 11" x 7' 6")

First Floor

Landing

Bedroom One

3.90m x 2.90m (12' 10" x 9' 6")

Bedroom Two

2.90m x 2.90m (9' 6" x 9' 6")

Bedroom Three

2.90m x 2.60m (9' 6" x 8' 6")

Bathroom

Outside

Ample Driveway

Rear Garden

Council Tax Band

D

