

6 Somerton Gardens, Earley, Reading, Berkshire.
RG6 5XG.



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£620,000 Freehold

Situated in a highly sought-after location, this impressive four-bedroom detached family home offers tremendous potential for improvement, presenting a fantastic opportunity to create a truly stunning home. The property is conveniently located within a short walk of Radstock Primary School and falls within the catchment area for the highly regarded Maiden Erlegh School. It also provides excellent access to Reading's top grammar schools, Reading University, and a regular bus route into the town centre. The location is ideal for commuters, with easy access to the A329 and M4 motorway. The accommodation includes a porch with a small adjacent room that could serve as a study, a welcoming entrance hall, a downstairs WC, and a kitchen that would benefit from modernization. The ground floor also features a sitting room, a dining room, and a spacious 20ft living room. Upstairs, the large master bedroom boasts an ensuite shower room, while three additional well-proportioned bedrooms are served by a family bathroom. Further benefits include driveway parking, a double garage, and a pleasant, private enclosed rear garden. This property offers a wonderful opportunity to create your dream family home in a prime location.

- Four-bedroom detached family home with immense potential for improvement.
- Located in a sought-after area within the Maiden Erlegh School catchment.
- Short walk to Radstock Primary School and close to top Reading grammar schools.
- Spacious 20ft living room and a kitchen ready for modernisation.
- Large master bedroom with ensuite shower room.
- Additional three well-sized bedrooms and a family bathroom.
- Benefits from driveway parking, a double garage, and a private enclosed rear garden.
- Convenient access to Reading University, A329, and M4 motorway.

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

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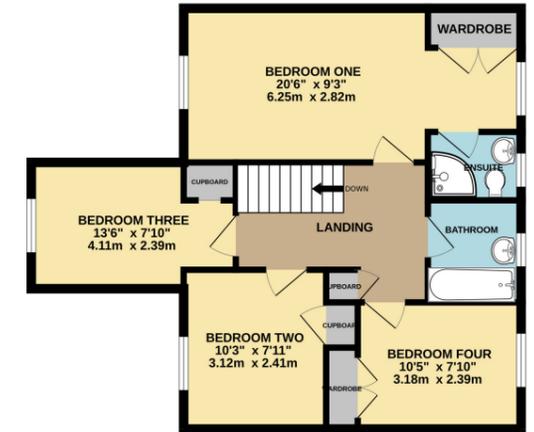
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GROUND FLOOR
1036 sq.ft. (96.3 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1652 sq.ft. (153.4 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**
- Small Study**
- Hall**
- Living Room**
6.35m x 4.14m (20' 10" x 13' 7")
- Dining Room**
3.78m x 2.95m (12' 5" x 9' 8")
- Kitchen**
3.28m x 2.77m (10' 9" x 9' 1")

- Sitting Room**
2.87m x 2.57m (9' 5" x 8' 5")
- First Floor**
- Landing**
- Bedroom One**
6.25m x 2.82m (20' 6" x 9' 3")
- Ensuite**
- Bedroom Two**
3.12m x 2.41m (10' 3" x 7' 11")
- Bedroom Three**
4.11m x 2.39m (13' 6" x 7' 10")

- Bedroom Four**
3.18m x 2.39m (10' 5" x 7' 10")
- Bathroom**
- Outside**
- Front Garden & Driveway**
- Garden**
- Council Tax Band**
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