



Winkworth

for every step...

Chiltern Crescent, Earley, Reading RG6 1AN.

£650,000 *Freehold*

Situated in a highly sought-after residential location, this impressive extended bay-fronted semi-detached family home offers spacious and versatile accommodation, with excellent potential for further development.

Ideally positioned for families, the property is conveniently located close to a range of well-regarded schools, local shops, bus routes and excellent transport links.

The ground floor comprises two generously proportioned reception



rooms, a spacious kitchen/dining room, a separate study/office and a convenient downstairs WC. To the first floor are four well-sized bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom. The landing also provides access to a staircase leading to the unconverted loft space, offering excellent potential for further accommodation, subject to the necessary consents.

Externally, the property benefits from a substantial rear garden extending to over 100ft, providing an excellent outdoor space for families and entertaining. At the far end of the garden is a large outbuilding, which would make an ideal home office, studio or hobby room.



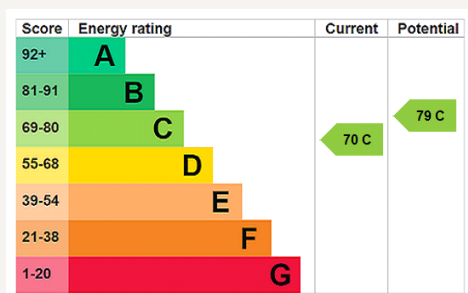
Reading

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Earley is a popular family-oriented area and excellent hub for commuters requiring access to local business parks, Reading, the rest of the Thames Valley and London via the M4 or public transport. Located in between junction 10 and 11 of the M4 and with direct access to the A329M, with regular bus routes into Reading, Wokingham and Winnersh and located close to Early, Winnersh and Winnersh Triangle Railway stations make the suburb a perfect place to live for families and young professionals. There are a number of excellent primary schools, as well Maiden Earlegh secondary school, which is one of the top state schools in the area and some top public schools locally. Earley has everything for families and young professionals making it an excellent place to live and one of Reading's most appealing suburbs.



Tenure: Freehold
Council Tax Band: D
EPC rating: C

<https://www.winkworth.co.uk/sale/property/REA260661>

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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