



## Chiltern Crescent, Earley, Reading, RG6 1AL.

£565,000 *Freehold*

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### Character three bedroom semi-detached home in prime location

This charming three-bedroom semi-detached family home is situated in a highly sought-after residential location and is offered to the market in tidy condition with the added benefit of no onward chain.

A particular highlight of the property is the established and private 100ft rear garden, providing a wonderful outdoor space ideal for families and entertaining.

The accommodation comprises a welcoming entrance hall, two generous reception rooms, a bright sun room, a modern fitted kitchen, inner lobby, WC/utility room, and a large L-shaped storage area (formerly the garage), offering excellent versatility.

Upstairs, there are three well-proportioned bedrooms and an impressive family bathroom suite.

### KEY FEATURES

- Charming bay fronted semi
- Three bedrooms
- Two spacious reception rooms
- Downstairs WC & Utility room
- Modern kitchen & bathroom
- Stunning rear 100ft rear garden
- Driveway parking



### Reading

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## MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** D  
**EPC rating:** To be confirmed



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
113.9 m<sup>2</sup>  
1225 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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<https://www.winkworth.co.uk/sale/property/REA260058>

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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