



**Winkworth**

for every step...

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

**£565,000 Freehold**

3 2 2

**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



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0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

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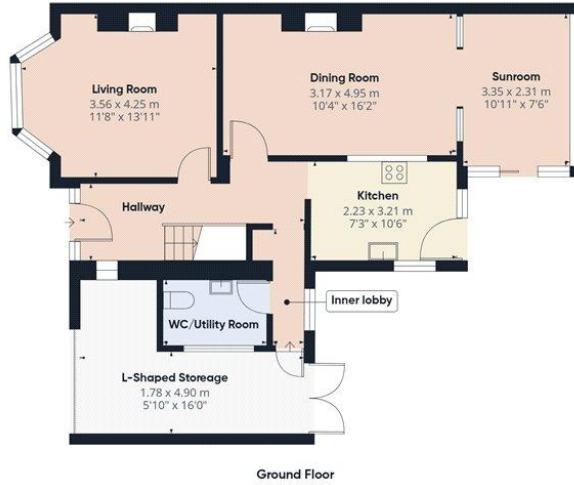
Winkworth

## MATERIAL INFO

**Tenure:** Freehold

**Council Tax Band:** D

**EPC rating:** To be confirmed

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.

GIRAFFE360



<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.

## Reading

0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)