



30, Lambourne Gardens  
Earley  
Berkshire, RG6 7EG

**£495,000 Freehold**



This spacious three bedroom semi detached house is set on a generous plot down a private drive shared by four houses. The well maintained accommodation comprises an entrance hall, cloakroom, a spacious living/dining room and a galley kitchen leading into the family room, which has French doors opening onto the generous rear garden. There are three first floor bedrooms and a family bathroom. The east facing rear garden is enclosed by wooden fencing and mature hedges. The single garage has driveway parking for two vehicles in front.

- Offered with no onward chain
- Family room with French doors to garden
- Fully double glazed
- Spacious living/dining room
- Easy walk to Earley train station
- Cul de sac location

The rear garden is enclosed by wooden fencing and mature conifer hedges, and is laid mainly to lawn, with a large apple tree set in the left corner and well stocked shrub borders. There is a generous patio area across the rear and side of the house, with a door leading into the side of the garage and an up-and-over door to the front. There is shingle driveway parking for two cars in tandem. The front garden is laid to lawn. The shared drive is unadopted and serves the four houses.

Lambourne Gardens is a popular non estate location situated within easy walking distance of Earley train station and local convenience stores . Regular buses to Wokingham, Bracknell and Reading are available on the Wokingham Road , which is a short walk away. There are several schools in the local area and Sol Joel recreation ground is close.

Council Tax Band: E  
 Local Authority: Wokingham Borough Council  
 Energy Performance Rating: D

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## Lambourne Gardens, Earley

Approximate Area = 1118 sq ft / 103.8 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1265 sq ft / 117.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Michael Hardy. REF: 1395314

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N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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