

22 Lidstone Close, Lower Earley, Reading,
Berkshire. RG6 4JZ.



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£600,000 Freehold

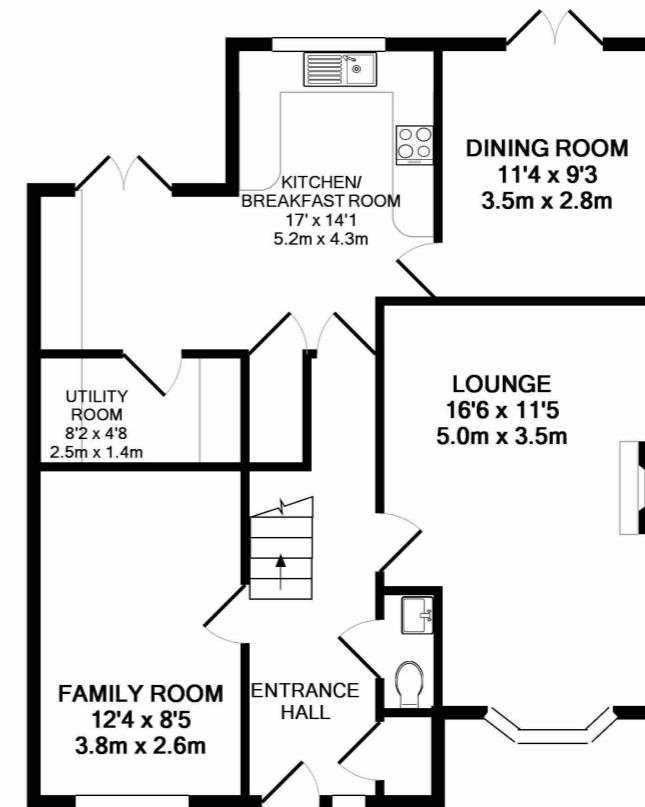
Occupying a corner plot position, is this very well presented four bedroom detached family home. The spacious ground floor accommodation comprises an entrance hall, cloakroom, living room, family room formally the garage with has been converted, a modern kitchen/breakfast room, utility room and a separate dining room. To the first floor you have a landing, modern family bathroom, four bedrooms with the master benefiting an modern ensuite shower room. Further benefits include ample driveway parking, gas central radiator heating, UPVC double glazing and a pleasant rear garden. The property is situated in a desirable, quiet cul-de-sac with convenient access to local parks, Maiden Lane Centre shops, Asda shopping complex and the M4 motorway. Local schools are within walking distance and there are good local bus and rail connections. Viewing highly recommended and a potential closed chain above.

- Four Bedrooms
- Three Reception Rooms
- Ensuite Shower Room
- Downstairs WC
- Corner Plot Rear Garden
- Detached Family Home
- Modern Kitchen/Breakfast Room
- Ample Driveway Parking
- Well Presented Throughout
- Closed Chain Above

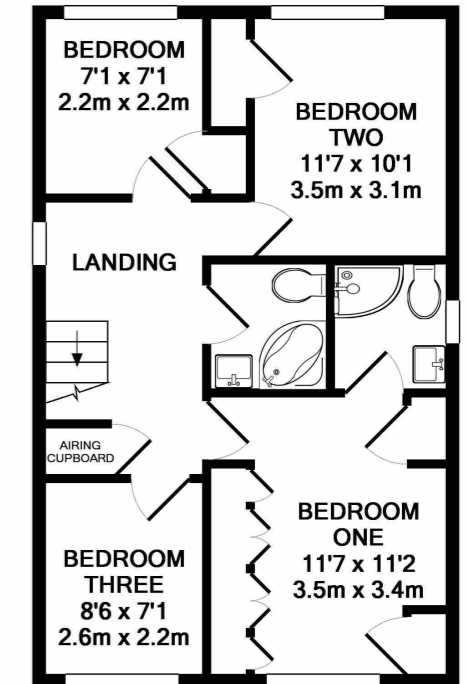
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as 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



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Entrance Hall

Cloakroom

Family Room

12' 4" x 8' 5" (3.76m x 2.57m)

Living Room

16' 6" x 11' 5" (5.03m x 3.48m)

Dining Room

11' 4" x 9' 3" (3.45m x 2.82m)

Kitchen/Breakfast Room

17' x 14' 1" (5.18m x 4.29m)

Utility Room

8' 2" x 4' 8" (2.49m x 1.42m)

First Floor

Landing

Bedroom One

11' 7" x 11' 2" (3.53m x 3.40m)

Ensuite

Bedroom Two

11' 7" x 11' 2" (3.53m x 3.40m)

Bedroom Three

8' 6" x 7' 1" (2.59m x 2.16m)

Bedroom Four

7' 1" x 7' 1" (2.16m x 2.16m)

Bathroom

Outside

Ample Driveway

Rear Garden

Council Tax Band

E