

16 St Clements Close, Lower Earley, Reading,
Berkshire. RG6 4BT.



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£525,000 Freehold



Nestled in a sought-after cul-de-sac, this extended end-of-terrace home occupies a corner plot, boasting meticulous upkeep and numerous upgrades. Spanning three floors, the property features a ground floor extension, garage conversion, and loft conversion, enhancing its living space. The generously proportioned ground floor comprises an entrance porch, living room, study, WC, and a stunning open-plan kitchen/dining family room. The rear extension showcases sky-light Velux windows and bi-folding doors, seamlessly integrating indoor and outdoor living. Upstairs, the first floor hosts three bedrooms, one with a convenient shower & sink, along with a family bathroom. The top floor presents a spacious double bedroom complete with wardrobe space, eaves storage, and an ensuite shower room. Additional amenities include UPVC double glazing, gas central heating, a landscaped rear garden, and ample driveway parking. The property offers easy access to top Grammar Schools in Reading, Reading University, and Maiden Erlegh Secondary School, along with various primary schools within walking distance. Situated in the catchment for Radstock, residents also benefit from proximity to the Asda Complex, Earley train station, local bus routes, and major roadways like the M4 and A329M.

- Four bedrooms end of terraced home
- Extremely well presented throughout
- Extended & upgraded
- Stunning kitchen/dining/family room
- Ground floor study/playroom
- Ensuite to master bedroom
- Modern family bathroom
- Ample driveway parking
- Landscaped rear garden
- Cul-de-sac location
- Great schools nearby

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.

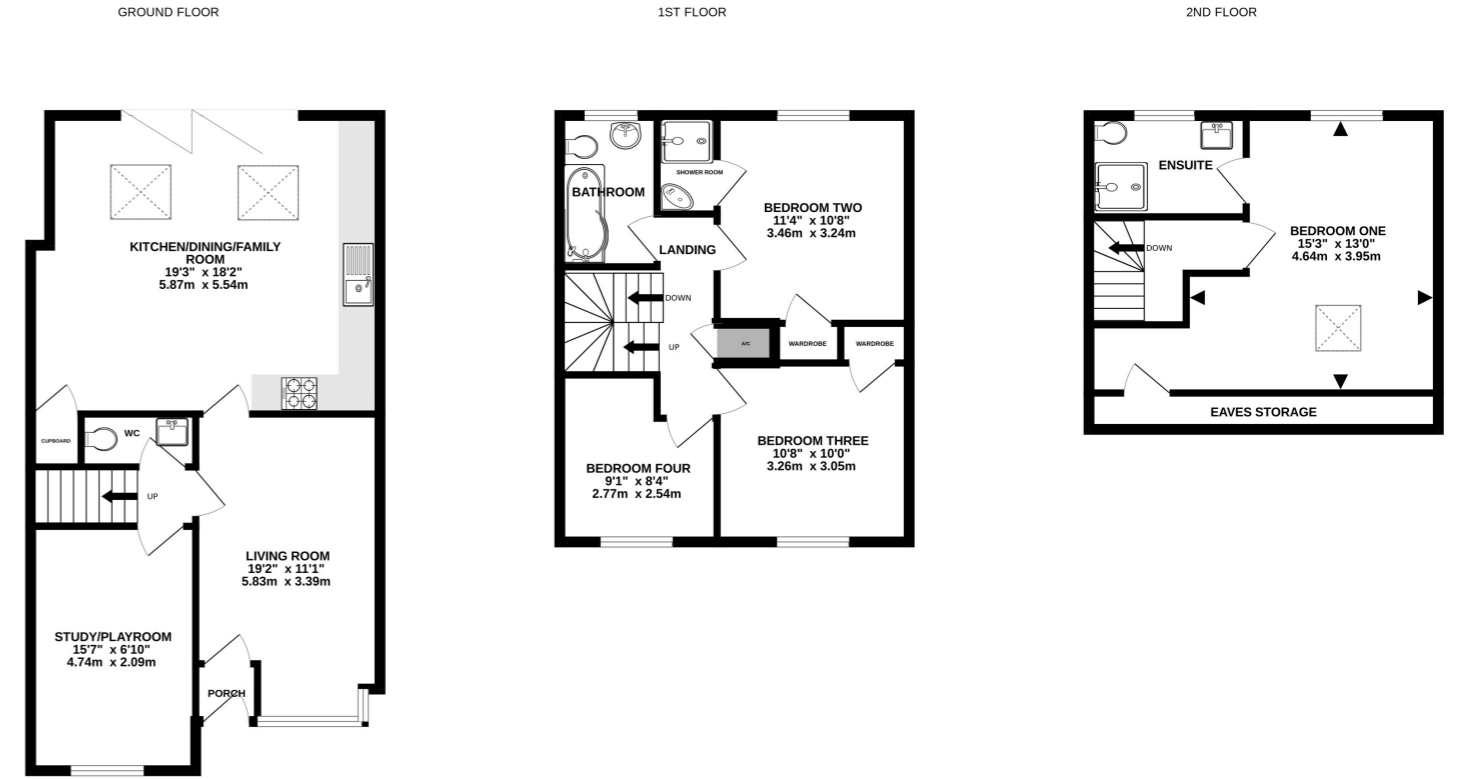


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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Property Description

Ground Floor

Porch

Living Room

5.83m x 3.39m (19' 2" x 11' 1")

WC

Study/Playroom

4.74m x 2.09m (15' 7" x 6' 10")

Kitchen/Dining/Family Room

5.87m x 5.54m (19' 3" x 18' 2")

Landing

Bedroom Two

3.46m x 3.24m (11' 4" x 10' 8")

Shower Room

Bedroom Three

3.26m x 3.05m (10' 8" x 10' 0")

Bedroom Four

2.77m x 2.54m (9' 1" x 8' 4")

Bathroom

Second Floor

Bedroom One

3.64m x 3.95m (11' 11" x 13' 0")

Ensuite

Outside

Ample Driveway Parking

Rear Garden

Council Tax Band

D

