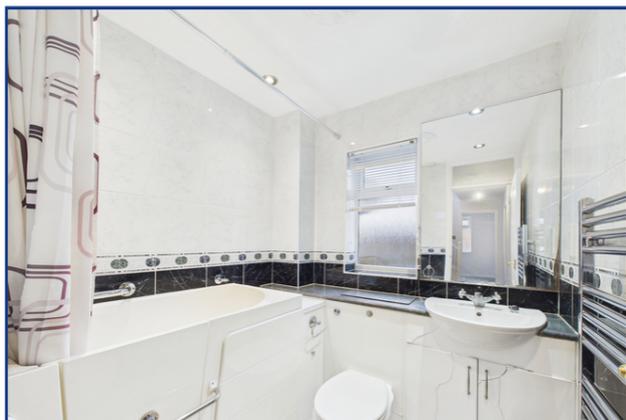


15 Sharpthorpe Close, Lower Earley, Reading,  
Berkshire. RG6 4DB.



3 Maiden Lane Centre  
Berkshire  
Reading RG6 3HD  
Tel: 0118 926 8260  
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15 Sharpthorpe Close, Lower Earley, Reading,  
Berkshire. RG6 4DB.

£550,000 Freehold

\*\*\*NO ONWARD CHAIN\*\*\* Situated at the end of a quiet non-through road, this well-presented and thoughtfully extended link-detached property enjoys a highly convenient location within close proximity to local schools, shops, bus routes and easy access to the M4 motorway. The ground floor accommodation begins with a welcoming entrance hallway leading through to a spacious lounge/diner, ideal for both relaxing and entertaining. From here, a galley-style kitchen provides access to the converted dining room, formerly the garage, creating additional versatile living space. To the rear, a bright sunroom incorporates a useful utility area and overlooks the garden. Upstairs, the first floor offers a modern family bathroom, two generous double bedrooms and a separate study, perfect for home working or nursery use. The property has been further enhanced by a loft conversion, now forming an impressive principal bedroom complete with en-suite bathroom. Externally, the home benefits from a private south-facing rear garden with decking area, side access, driveway parking, and access to the remaining section of the garage providing valuable additional storage.

- Extended Family Home
- Three Double Bedrooms
- Study
- Large Reception Room
- Bonus Dining Room
- Two Bathrooms
- South Facing Garden
- No Onward Chain

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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Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
1162 ft<sup>2</sup>  
Reduced headroom  
21 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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

GIRAFFE360

## Property Description

## Council Tax Band

D

