

45 Melling Close, Earley, Reading, Berkshire. RG6 7XN.



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RG6 7XN.

£475,000 Freehold

Situated on a corner plot in a quiet cul-de-sac, this beautifully presented Bryant-built extended semi-detached home offers both comfort and convenience. The property is ideally located with easy access to top local schools, including Hawkedon and Loddon Primary Schools, and Maiden Erlegh Secondary School. It is also close to local amenities such as shops, Showcase Cinema, The George pub, and has excellent transport links to the A329, M4 motorway, and a bus route to Reading town centre. The spacious accommodation features three well-proportioned bedrooms, a modern family bathroom, two reception rooms, and a modern kitchen. Additional benefits include UPVC double glazing, gas central heating, an integral garage with driveway parking, and a generous corner plot rear garden. The property offers potential for further extension, subject to the necessary permissions, making it a fantastic option for those looking to grow into their next home.

- Three Bedrooms
- Semi-Detached
- Two Reception Rooms
- Garage & Driveway Parking
- Enclosed Rear Garden
- UPVC Double Glazing
- Gas Central Heating
- Modern Kitchen
- Corner Plot
- Well Presented Throughout

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.

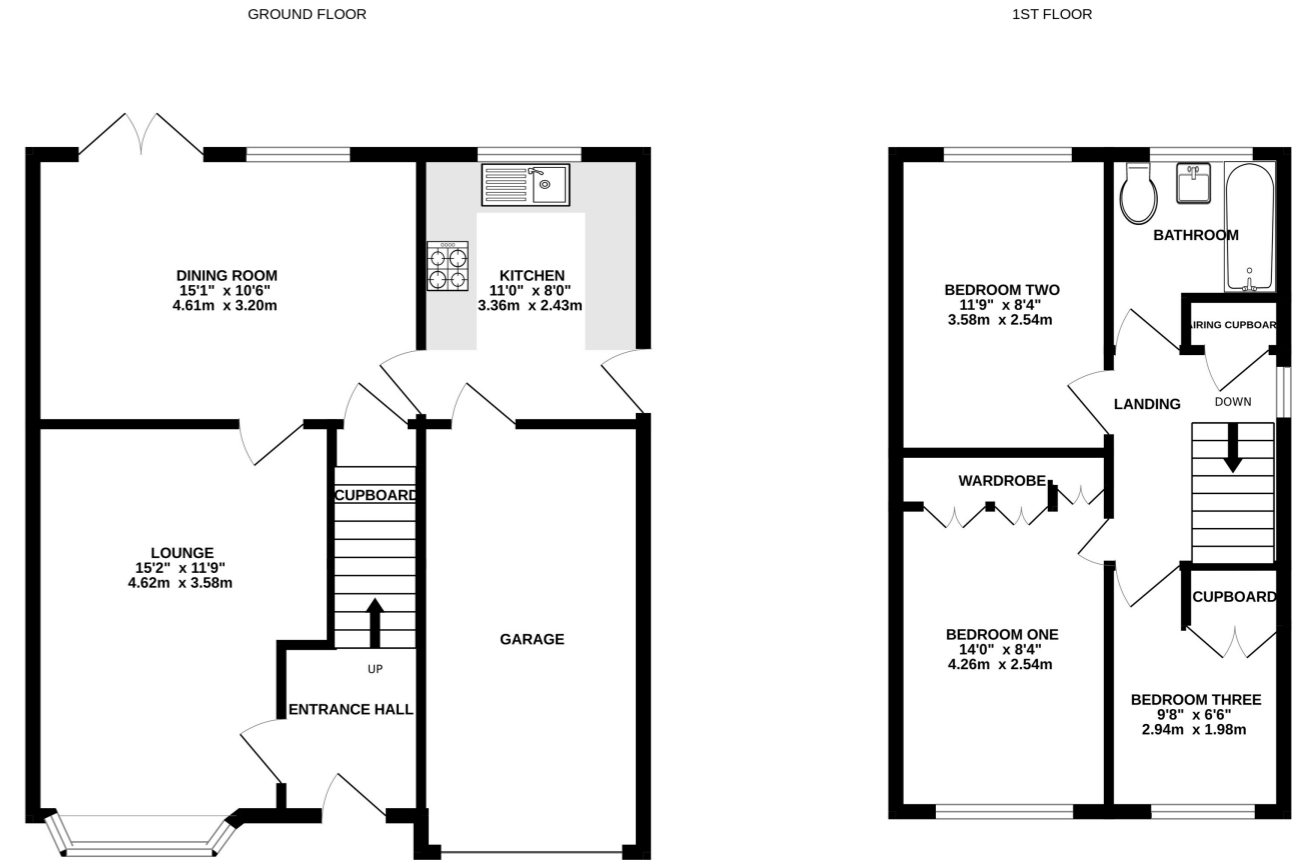


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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Property Description

Ground Floor

Entrance Hall

Lounge

15' 2" x 11' 9" (4.62m x 3.58m)

Dining Room

15' 1" x 10' 6" (4.61m x 3.20m)

Kitchen

11' x 8'0" (3.36m x 2.43m)

First Floor

Landing

Bedroom One

14' x 8' 4" (4.26m x 2.54m)

Bedroom Two

11' 9" x 8' 4" (3.58m x 2.54m)

Bedroom Three

9' 8" x 6' 6" (2.94m x 1.98m)

Bathroom

Outside

Front Garden

Rear Garden

Garage & Driveway

Council Tax Band

D

