

2 Culford Close, Lower Earley, Reading, Berkshire.  
RG6 3AS.



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£500,000 Freehold

Situated within walking distance to Hawkedon primary school and within the Maiden Erlegh/Bulmershe secondary school catchment areas, is this individual link detached family home. The versatile ground floor accommodation comprises an entrance hall, dining room/bedroom three, modern kitchen/breakfast room, bedroom two with fitted wardrobes, refitted ground floor bathroom and a large living room with a vaulted ceiling. To the first floor there is a galleried landing that is currently being used as a study, but could also be converted into a fourth bedroom and a master bedroom with en-suite shower room. Further benefits include an integral garage, gas central heating, solar panels, UPVC double glazing and a pleasant rear garden. There is also no onward chain complications.

- Link-Detached Family Home
- Three Bedrooms
- Lounge With Vaulted Ceiling
- Extremely Well Presented
- Ensuite To Master Bedroom
- Refitted Ground Floor Bathroom
- Galleried Study Area
- Garage & Ample Parking
- No Onward Chain Complications
- Solar Panels

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.

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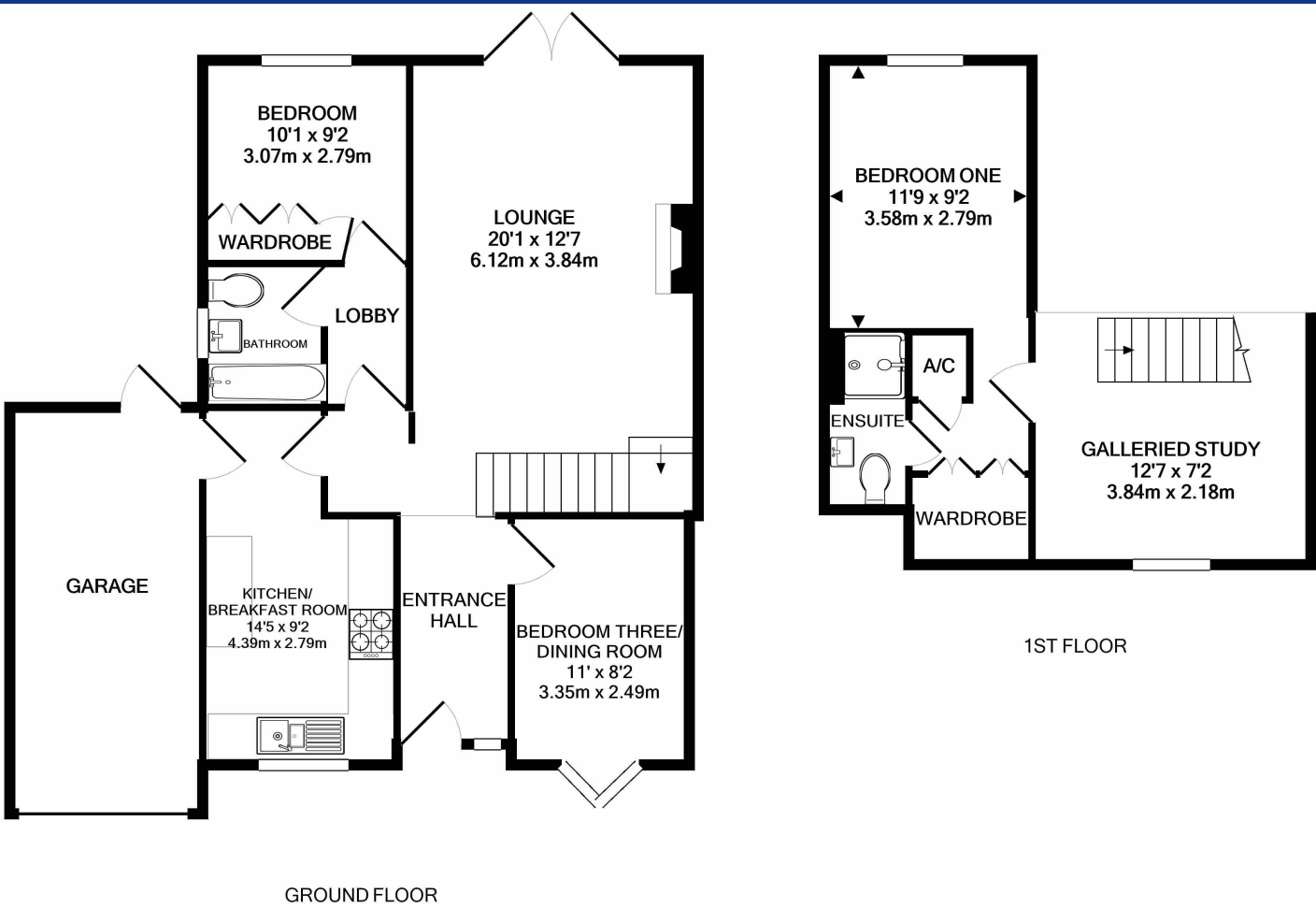
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



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Property Description

Ground Floor

Entrance Hall

Dining Room/Bedroom Three

11' 0" x 8' 2" (3.35m x 2.49m)

Kitchen/Breakfast Room

14' 5" x 9' 2" (4.39m x 2.79m)

Lounge

20' 1" x 12' 7" (6.12m x 3.84m)

Bedroom Two

10' 1" x 9' 2" (3.07m x 2.79m)

Bathroom

First Floor

Galleried Study

12' 7" x 7' 2" (3.84m x 2.18m)

Bedroom One

11' 9" x 9' 2" (3.58m x 2.79m)

Ensuite

Outside

Integral Garage

Rear Garden

Front Garden & Ample Driveway

Council Tax Band

E