

69 Collins Drive, Earley, Reading, Berkshire. RG6  
5AE.



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5AE.

£750,000 Freehold

Presenting a stunning four/ five-bedroom 'Highclere' design home, meticulously crafted by Charles Church Homes in 2015, upgraded to show home standard. Boasting just approx. 1800 sq ft of space, this residence has been thoughtfully extended on the ground floor, creating a fantastic living room/dining room area perfect for modern family living. Upon entry, you are greeted by an inviting entrance hall leading to a versatile study/bedroom five, a bright and airy living room with doors opening to the orangery, and a spacious modern kitchen/breakfast room. Additionally, there is a convenient utility room and a downstairs cloakroom. Upstairs, the property offers four double bedrooms, complemented by a three-piece family bathroom. The luxurious master bedroom benefits from a large en-suite shower room. Externally, this home features a detached garage, driveway parking, and a delightful south-facing rear aspect garden, complete with a patio area lawn. Nestled in the highly sought-after Collins Drive in Earley, residents enjoy access to prestigious school catchments such as Reading Grammar, Kendrick Grammar, Maiden Erlegh, and Radstock Primary School. Additionally, the nearby nature reserve offers serene surroundings for leisurely walks. Earley train station provides direct access to mainline Reading, while the Elizabeth Line enhances connectivity to London, making commuting a breeze.

- 'Highclere' design home by Charles Church Homes (built 2015)
- 1800sq ft accommodation
- Four double bedrooms upstairs
- Four/five bedrooms detached family home
- Extended orangery
- Study/bedroom five
- Spacious modern kitchen/breakfast room
- Utility room & cloakroom
- Ensuite to master
- Detached garage, driveway parking

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.

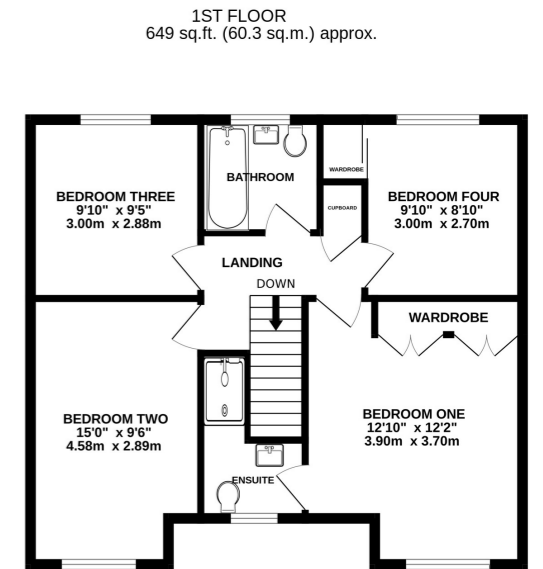
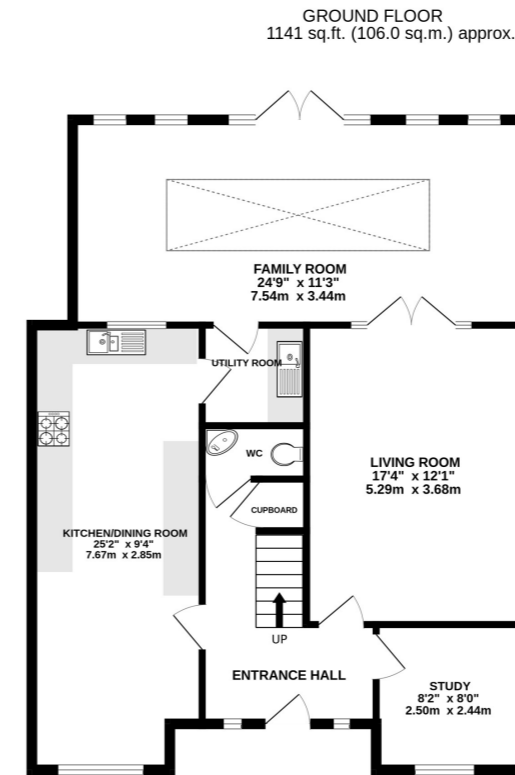


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA : 1790 sq.ft. (166.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

#### WC

#### Study

2.50m x 2.44m (8' 2" x 8' 0")

#### Living Room

5.29m x 3.68m (17' 4" x 12' 1")

#### Kitchen/Dining Room

7.67m x 2.85m (25' 2" x 9' 4")

#### Utility Room

### Family Room

7.54m x 3.44m (24' 9" x 11' 3")

### First Floor

#### Landing

#### Bedroom One

3.90m x 3.70m (12' 10" x 12' 2")

#### Ensuite

#### Bedroom Two

4.58m x 2.89m (15' 0" x 9' 6")

#### Bedroom Three

3.00m x 2.88m (9' 10" x 9' 5")

### Bedroom Four

3.00m x 2.70m (9' 10" x 8' 10")

### Bathroom

### Outside

#### Front Garden

#### Rear Garden

#### Garage

#### Council Tax Band

F

