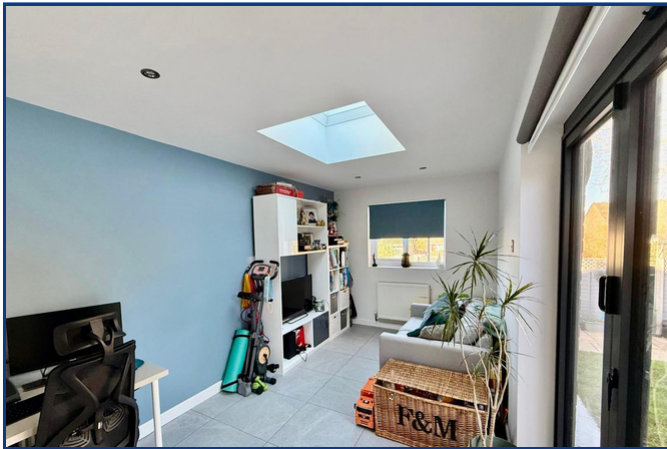


18 Launcestone Close, Earley, Reading, Berkshire.
RG6 5RY.



3 Maiden Lane Centre
Berkshire
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18 Launcestone Close, Earley, Reading, Berkshire
. RG6 5RY.

£550,000 Freehold

Nestled in a sought-after cul-de-sac in Earley, this beautifully presented family home is ideally positioned within walking distance of Maiden Erlegh Lake and within easy reach of the highly regarded Maiden Erlegh School. Excellent transport links include nearby Earley train station and convenient access to the M4 motorway, making this an ideal location for commuters. Extended and tastefully redecorated by the current owner, the property offers spacious and versatile accommodation. Upstairs features three well-proportioned bedrooms and a stylishly refitted bathroom, while the ground floor includes a generous kitchen/dining room perfect for entertaining, a separate lounge, a useful utility area, and a ground floor shower room. An additional reception room provides flexibility as a family room or study. Outside, the home enjoys a private enclosed rear garden, garage, and driveway parking. With double-glazed windows and gas central heating throughout, this property blends comfort, convenience, and location in equal measure—an excellent opportunity for families and professionals alike seeking a home in one of Reading's most desirable neighbourhoods.

- Three Bedrooms
- Separate Lounge
- Large Kitchen/Dining Room
- Downstairs Shower Room
- Study / Family Room
- Driveway & Garage
- Utility Area
- Refitted Bathroom

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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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

Property Description

Ground Floor

Entrance Hall

Lounge

12' 10" x 11' 7" (3.91m x 3.53m)

Kitchen/ Dining Room

20' 5" x 17' 7" (6.22m x 5.36m)

Inner Lobby

Family Room/ Study

15' 11" x 8' 1" (4.85m x 2.46m)

Utility Area

5' 3" x 5' 3" (1.60m x 1.60m)

Shower Room

First Floor

Landing

Bedroom One

11' 10" MAX x 9' 3" (3.61m x 2.82m)

Bedroom Two

9' 5" x 9' 3" (2.87m x 2.82m)

Bedroom Three

8' 10" x 7' 11" (2.69m x 2.41m)

Refitted Bathroom

7' 11" x 5' 6" (2.41m x 1.68m)

Outside

Front Garden & Driveway Parking

Garage

Rear Garden

Council Tax Band

D