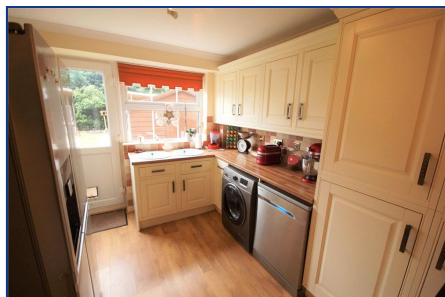
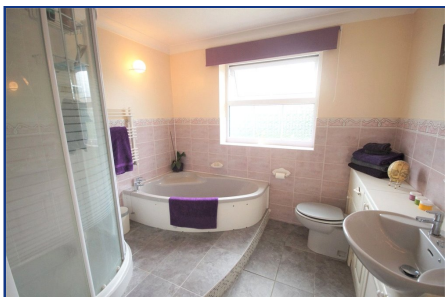


**1 Blackley Close  
Earley, Reading, RG6 7YE**



**3 Maiden Lane Centre  
Lower Earley  
Reading RG6 3HD  
Tel: 01189 268260  
www.arins.co.uk**



**1 Blackley Close  
Earley, Reading, RG6 7YE**

**£525,000 Freehold**

Situated in a quiet cul de sac within walking distance of Earley train station, as well as local shops and amenities, is this extended four bedroom detached family home. The spacious accommodation comprises three double bedrooms, one single bedroom with an ensuite to the master, refitted bathroom, lounge, refitted kitchen/dining room, utility room, study and a downstairs cloakroom. Further benefits include a good sized rear garden and driveway parking.

- Four Bedrooms
- Kitchen/Dining Room
- Utility Room
- Study
- Ensuite Bathroom
- Refitted Bathroom
- Enclosed Rear Garden
- Driveway Parking

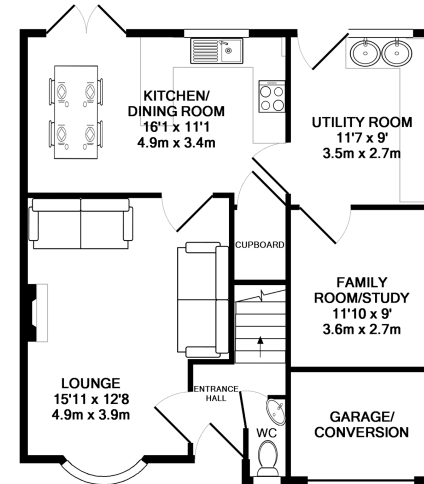
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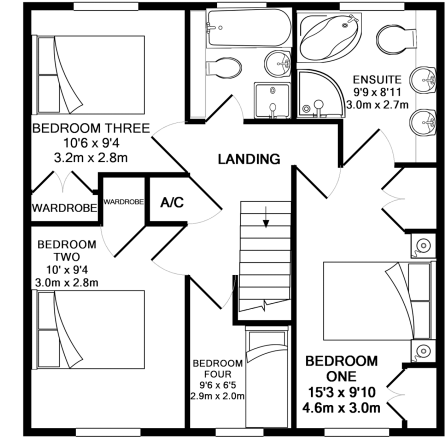
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Stairs leading to first floor, single radiator, door to lounge and access to downstairs WC.

#### Cloakroom

Front aspect double glazed window, single radiator, low level WC, wall mounted wash hand basin.

#### Lounge

15' 11" x 12' 8" (4.85m x 3.86m) Front aspect double glazed window, TV point, feature gas fire place with marble effect surround plus wooden hearth and mantle, double radiator, door leading to kitchen/ dining room.

#### Kitchen/Dining Room

16' 1" x 11' 1" (4.90m x 3.38m) Rear aspect double glazed window, a range of eye and base level units, fitted electric hob with extractor fan overhead plus separate electric double oven, one and half bowl with drainer, double radiator, French doors leading to rear garden, laminated flooring, partly tiled walls, understairs storage cupboard, door to utility room.

#### Utility Room

11' 7" x 9'0" (3.53m x 2.74m) Rear aspect double glazed window, a range of eye and base level units, stable door leading to rear garden, twin bowls, plumbing for washing machine and dishwasher, space for fridge freezer, laminated flooring, door to study/family room.

#### Study/Family Room

11' 10" x 8' 5" (3.61m x 2.57m) Side aspect double glazed window, TV point.

### First Floor

#### Landing

Airing cupboard, loft hatch and access to all first floor rooms.

#### Bedroom One

15' 3" x 9' 10" (4.65m x 3.00m) Front aspect double glazed window, single radiator, twin built in double wardrobes, overhead storage and bedside cabinets, TV point, door to ensuite bathroom.

#### Ensuite Bathroom

9' 9" x 8' 11" (2.97m x 2.72m) Rear aspect double glazed window, separate fitted shower cubicle, panel enclosed corner bath, concealed cistern WC, his and hers wash hand basin housed by vanity unit, extractor fan, heated towel rail, tiled walls.

#### Bedroom Two

12' 10" x 9' 4" (3.91m x 2.84m) Front aspect double glazed window, TV point, built in wardrobe, single radiator.

#### Bedroom Three

10' 6" x 9' 4" (3.20m x 2.84m) Rear aspect double glazed window, single radiator, built in wardrobe.

#### Bedroom Four

9' 6" x 6' 5" (2.90m x 1.96m) Front aspect double glazed window, single radiator, laminated flooring.

#### Bathroom

Rear aspect double glazed window, fitted shower cubicle, panel enclosed bath, wash hand basin, low level WC, tiled flooring and walls.

### Outside

#### Front Garden

Block paved driveway providing parking for two vehicles, wooden side gate leading to the rear garden, and mature shrubs.

#### Converted Garage

Up and over garage door, water tap, power and lighting.

#### Rear Garden

The rear garden is enclosed by wood panel fencing and benefits from a good degree of privacy from mature hedges and trees. Other features include two patio areas, a separate lawn area, wooden built shed with light and power and an outside tap.

#### Council Tax Band

TBC

#### Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - Lower running costs			Very environmentally friendly - Lower CO <sub>2</sub> emissions		
(92 to 100) A			(92 to 100) A		
(81 to 91) B			(81 to 91) B		
(69 to 80) C			(69 to 80) C		
(55 to 68) D			(55 to 68) D		
	57	71		66	