



**9 Bourn Close, Lower Earley, Reading, Berkshire.
RG6 4BH.**

£520,000 Freehold

Modern three bedroom detached This very well presented Bryant built three bedroom extended detached family home has been very well maintained by the present owners. The accommodation comprises hall, Lounge, kitchen/diner, cloakroom, reception 2/ bedroom 4 and family bathroom. To the outside is driveway parking to the front and a private rear garden to the rear. The location is great as it offers easy access to all local amenities including the District centre which benefits from a large ASDA superstore which houses a number of other retail outlets such as Boots the chemist. Also close by is an M&S food hall, Iceland, 24 hour garage and numerous fast food outlets. For those looking to keep fit the Loddon Valley leisure centre offers a 25 m swimming pool, is within a short drive. For the commuter the A329M is close by, giving access to the M4. A regular bus service within walking distance takes just 30 mins to Reading town centre. For buyers with children primary schools are within walking distance. The property offers very flexible accommodation and we highly recommend an internal viewing.

- Three good size bedrooms
- Extended detached family home
- Quiet cul de sac location
- Close to all local amenities.
- Gas central heating & double glazing
- Modern integrated kitchen
- Plenty of driveway parking
- Cloakroom
- Modern bathroom
- Close to all amenities





Approximate total area⁽¹⁾
1095 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Property Description

GROUND FLOOR

Hall

2' 8" x 2' 11" (0.81m x 0.89m)

Lounge

10' 8" x 18' 1" (3.25m x 5.51m)

Kitchen/diner

16' 8" x 18' 0" (5.08m x 5.49m)

Reception 2/bedroom 4

7' 10" x 15' 7" (2.39m x 4.75m)

Cloakroom

FIRST FLOOR

Landing

2' 10" x 9' 1" (0.86m x 2.77m)

Bedroom 1

8' 9" x 12' 11" (2.67m x 3.94m)

Bedroom 2

10' 9" x 10' 11" (3.28m x 3.33m)

Bedroom 3

8' 3" x 9' 5" (2.51m x 2.87m)

Bathroom

5' 3" x 7' 11" (1.60m x 2.41m)

OUTSIDE

Rear garden

Front garden with driveway parking

Council Tax Band

D

