

Hilmanton, Lower Earley, Reading, Berkshire. RG6 4HN.



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£495,000 Freehold

Situated in a highly sought after location, is this extremely well presented, attractive detached family home. The property provides excellent access to local primary and secondary schools including Maiden Erlegh, the top Grammar Schools in Reading, Reading University, local shops including the Asda complex, with easy access to train stations and the M4 & A33. The spacious ground floor comprises an entrance hall, cloakroom and an open plan kitchen/dining/living area, with folding doors to separate the living area from the kitchen/dining. To the first floor there is a refitted family bathroom, three good sized bedrooms, with the master benefiting an ensuite and fitted wardrobes. Further benefits include gas central radiator heating, UPVC double glazing, a well maintained private enclosed rear garden, garage and driveway. There is a potential closed chain above.

- Detached Family Home
- Sought After Location
- Open Plan Living/Kitchen/Dining
- Extremely Well Presented Throughout
- Refitted Kitchen
- Refitted Bathroom & Ensuite
- Pleasant & Private Rear Garden
- Garage & Driveway
- UPVC Double Glazing & Gas Central Heating
- Potential Closed Chain Above
- Fitted Wardrobes To Master

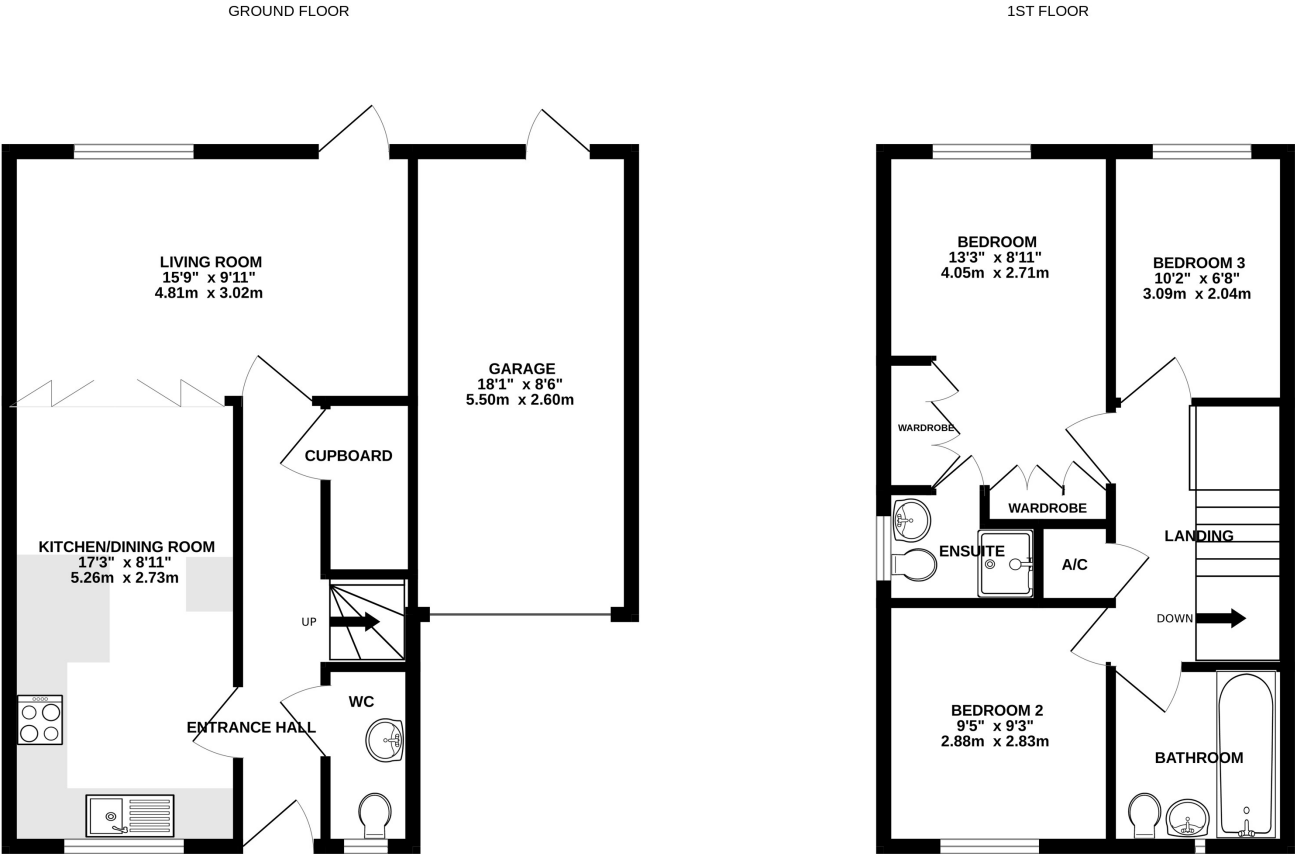
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

Cloakroom

Kitchen/Dining Room  
5.26m x 2.73m (17' 3" x 8' 11")

Living Room  
4.81m x 3.02m (15' 9" x 9' 11")

First Floor

Landing

Bedroom One  
4.05m x 2.71m (13' 3" x 8' 11")

Ensuite

Bedroom Two  
2.88m x 2.83m (9' 5" x 9' 3")

Bedroom Three  
3.09m x 2.04m (10' 2" x 6' 8")

Bathroom

Outside

Front Garden & Driveway

Rear Garden

Garage  
5.5m x 2.6m (18' 1" x 8' 6")

Council Tax Band

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