

32 Jay Close, Lower Earley, Reading, Berkshire.  
RG6 4HE.



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Reading RG6 3HD  
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£475,000 Freehold

Situated in a sought-after cul-de-sac is this Bryant built semi-detached family home. The property has been well maintained by the current owner who has lived there since 1995. Ground floor accommodation comprises entrance hall, living room, dining area with bay window, downstairs WC, and kitchen that provides internal access into the garage, which some of the neighbors have converted. To the first floor there is a landing, three bedrooms with the master benefiting a ensuite and fitted wardrobes. Further benefits include a pleasant rear garden with side access, driveway parking and single garage. The property provides excellent access to the top Grammar Schools in Reading, Reading University and is within walking distance to Maiden Erlegh Secondary School, and a range of Primary Schools, whilst being in the catchment for Radstock. The Asda Complex, Earley train station, and local bus routes into the town centre are also nearby as is the M4 & A329M. EPC to follow.

- Bryant Built Semi-Detached Home
- Three Bedrooms
- Ensuite To Master
- Downstairs WC
- Integral Garage & Driveway Parking
- Pleasant Rear Garden
- Quiet Cul-de-sac Location
- Gas Central Heating
- Local Amenities Nearby
- Great Schools Nearby

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.



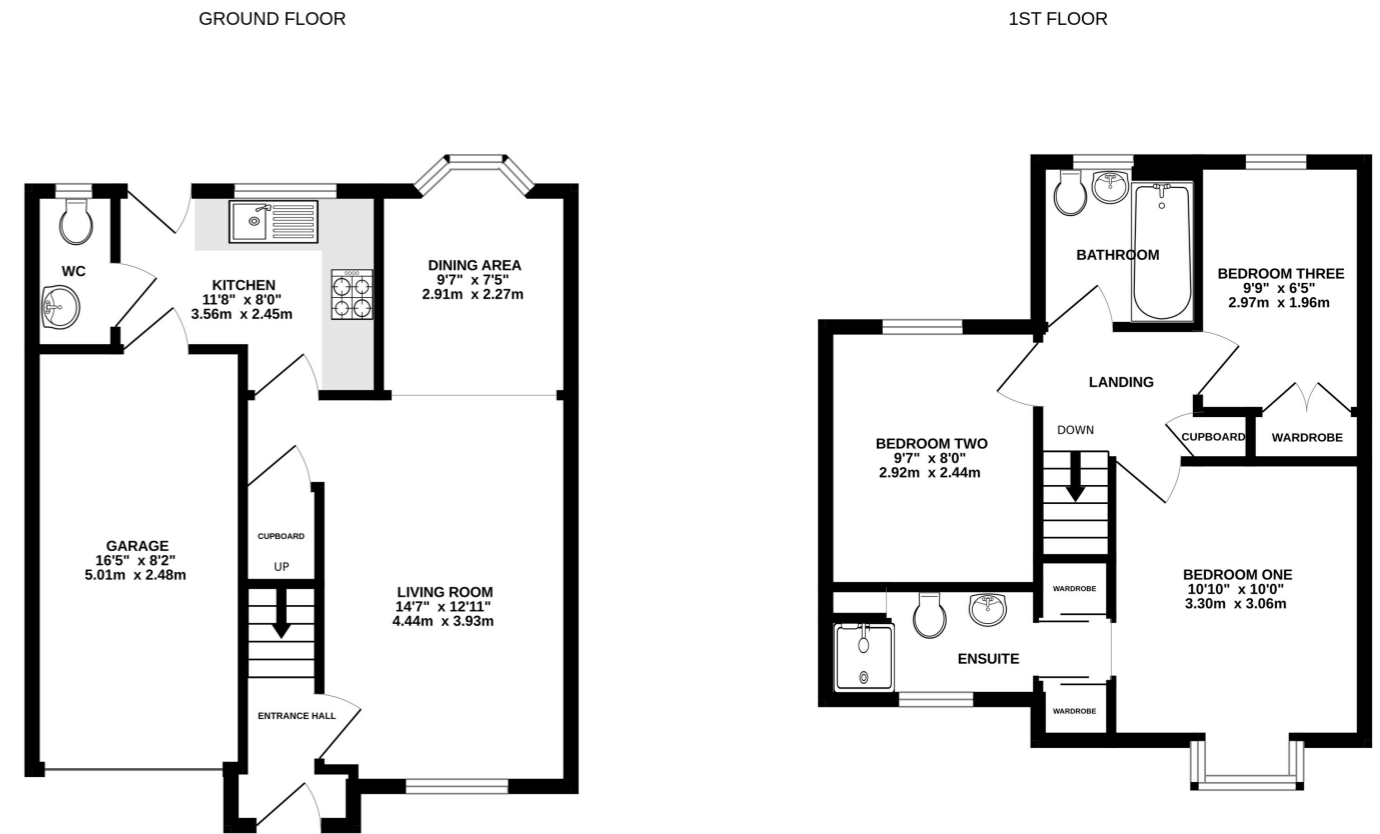
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



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**Property Description**

**Ground Floor**

**Entrance Hall**

**Living Room**

4.44m x 3.93m (14' 7" x 12' 11")

**Dining Area**

2.91m x 2.27m (9' 7" x 7' 5")

**Kitchen**

3.56m x 2.45m (11' 8" x 8' 0")

**WC**

**First Floor**

**Landing**

**Bedroom One**

3.30m x 3.06m (10' 10" x 10' 0")

**Ensuite**

**Bedroom Two**

2.92m x 2.44m (9' 7" x 8' 0")

**Bedroom Three**

2.97m x 1.96m (9' 9" x 6' 5")

**Bathroom**

**Outside**

**Front Garden**

**Rear Garden**

**Garage**

5.01m x 2.48m (16' 5" x 8' 2")

**Driveway**

**Council Tax Band**

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