

Laniver Close, Earley, Reading, Berkshire. RG6 5UD.



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£875,000 Freehold

Situated in a highly sought after location, is this extremely well presented, impressive four/five bedroom detached family home built by Bovis Homes. The spacious ground floor accommodation comprises an entrance hall, cloakroom, living room with bi-folding doors to the conservatory, dining room with a bay window overlooking the garden, study, family room/bedroom five, spacious refitted kitchen, and a separate utility room. To the first floor there are four good size bedrooms, with the master bedroom benefitting from an en-suite, and a modern family bathroom. Externally there are well maintained front & rear gardens, ample driveway parking and a 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. The Asda Complex, Earley train station, and local bus routes into the town centre are also nearby.

- Four Good Sized Bedrooms
- Bovis Built Detached Family Home
- Living Room With Bi-folding Doors To Conservatory
- Spacious Modern Kitchen
- Dining Room
- Separate Utility Room
- Study
- Ensuite To Master Bedroom
- Garage & Ample Driveway
- Modern Family Bathroom
- Pleasant Front & Rear Gardens
- Highly Sought After Location
- Downstairs Cloakroom
- Quiet Cul-de-sac Location
- Family Room/Bedroom Five

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

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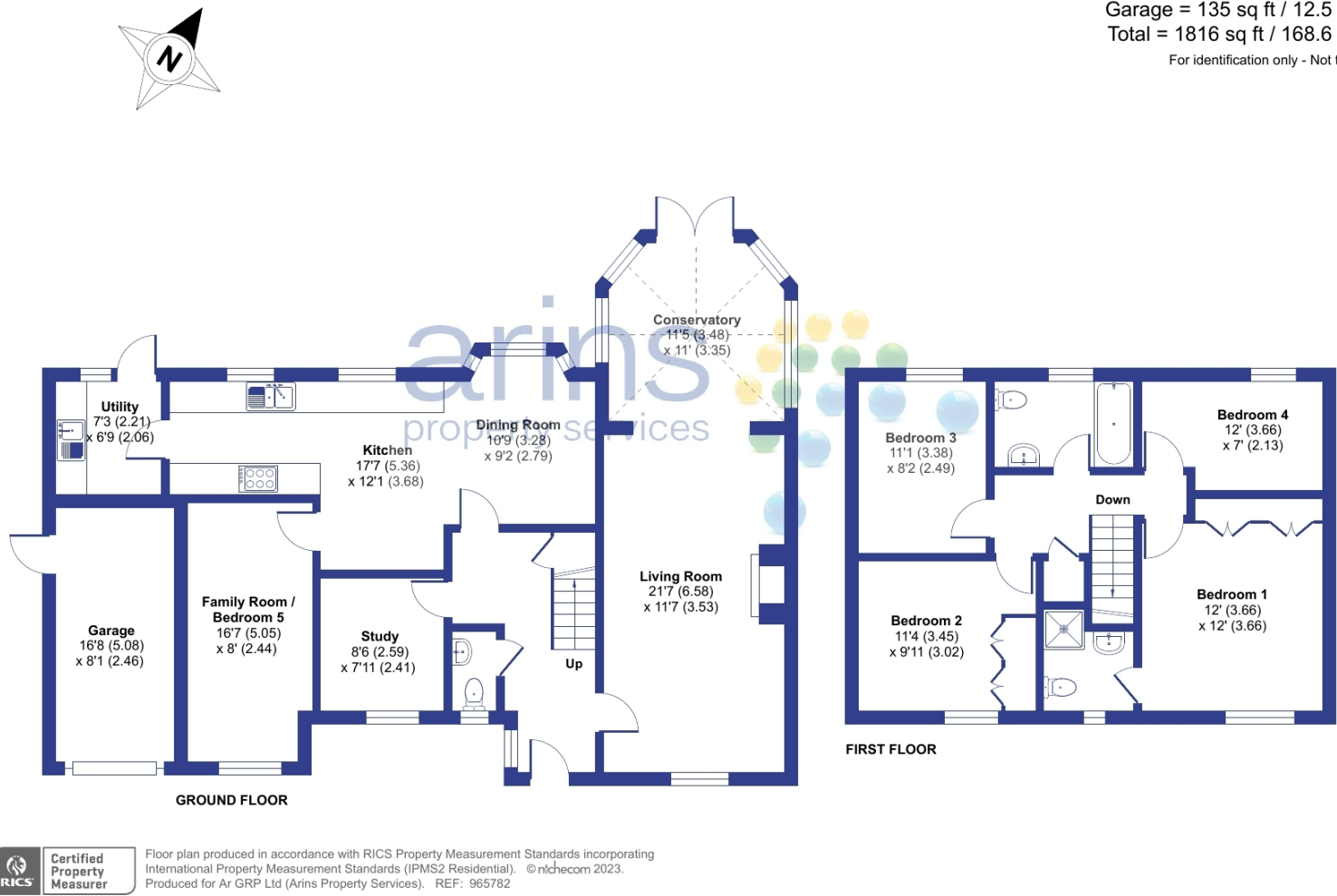


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Approximate Area = 1681 sq ft / 156.1 sq m
Garage = 135 sq ft / 12.5 sq m
Total = 1816 sq ft / 168.6 sq m
For identification only - Not to scale



Property Description

Ground Floor	Family Room/Office	Bedroom Two	Council Tax Band
Entrance Hall	5.05m x 2.44m (16' 7" x 8' 0")	3.45m x 3.02m (11' 4" x 9' 11")	F
Cloakroom	Kitchen	Bedroom Three	
Living Room	Utility Room	3.38m x 2.49m (11' 1" x 8' 2")	
6.58m x 3.53m (21' 7" x 11' 7")	2.21m x 2.06m (7' 3" x 6' 9")	Bedroom Four	
Dining Room	First Floor	3.66m x 2.13m (12' 0" x 7' 0")	
Utility Room	Landing	Family Bathroom	
2.21m x 2.06m (7' 3" x 6' 9")	Bedroom One	Outside	
Study	3.66m x 3.66m (12' 0" x 12' 0")	Front Garden	
2.59m x 2.41m (8' 6" x 7' 11")	Ensuite	Rear Garden	
		Garage & Ample Driveway	