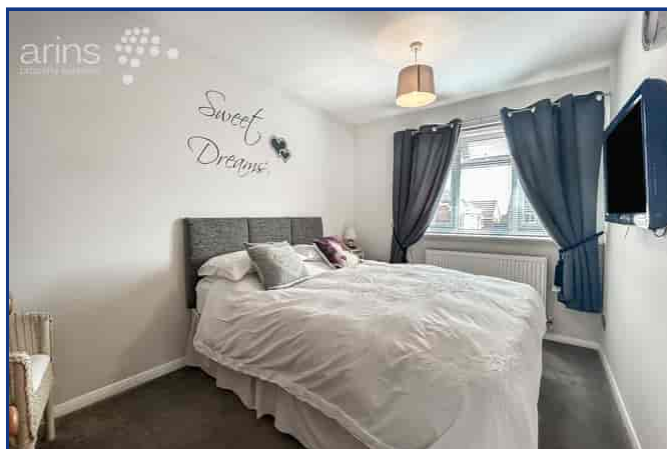


3 Sage Close, Earley, Reading, Berkshire. RG6 5XT.



3 Maiden Lane Centre
Berkshire
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Tel: 0118 926 8260
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3 Sage Close, Earley, Reading, Berkshire. RG6 5XT.

£560,000 Freehold

This beautifully presented three-bedroom Link-detached home is tucked away in a quiet and friendly cul-de-sac, just moments from top-rated schools, transport links, and all the essentials a modern family could need. Step inside to find bright, airy living spaces, a spacious lounge perfect for relaxing evenings, and a separate dining area ideal for entertaining. The modern fitted kitchen overlooks a private south-facing garden, providing the perfect outdoor retreat for BBQs, kids' play, or morning coffee in the sun. Upstairs, you'll find three well-proportioned bedrooms and a stylish family bathroom – all in excellent condition and ready to move straight into. EPC to follow

- Three spacious bedrooms
- Two generous reception rooms
- Outstanding school catchment
- Driveway parking
- Conservatory
- Shops & amenities nearby
- En-Suite to Master Bedroom
- Modern Re-fitted Kitchen

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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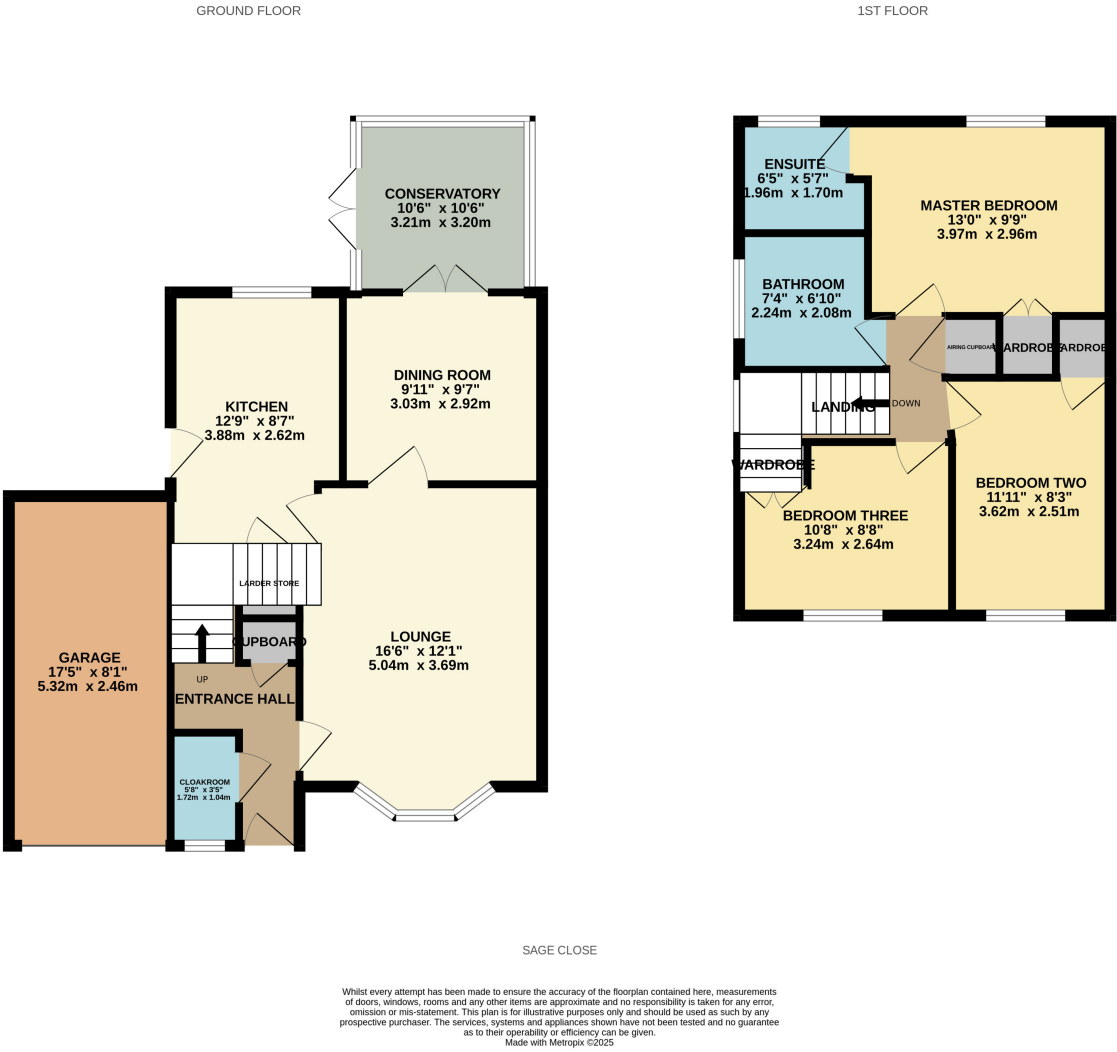


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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Property Description

Hallway

Lounge

5.04m x 3.69m (16' 6" x 12' 1")

Dining Room

3.03m x 2.92m (9' 11" x 9' 7")

Kitchen

12.9m x 8.7m (42' 4" x 28' 7")

Conservatory

Rear Garden

Landing

Bedroom 1

3.97m x 2.96m (13' 0" x 9' 9")

Bedroom 2

3.62m x 2.51m (11' 11" x 8' 3")

Bedroom 3

Bathroom

Council Tax Band

E