

1 Thurnscoe Close, Lower Earley, Reading,
Berkshire. RG6 4AL.



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£600,000 Freehold

A well maintained and spacious detached family home. The ground floor accommodation comprises entrance hall, living room, dining room, kitchen, study, as well as a downstairs WC. To the first floor there is a landing, modern family bathroom, four generous bedrooms, the master benefiting an ensuite shower room. Further benefits include gas central heating, UPVC double glazing, and a garage with ample driveway parking. The property is situated in a desirable, quiet cul-de-sac with convenient access to Asda shopping complex and the M4 motorway. Local schools are within walking distance and there are good local bus and rail connections.

- Four Double Bedrooms
- Detached
- En-suite To Master Bedroom
- Double Glazing
- Garage & Driveway Parking
- Cul-De-Sac Location
- Enclosed Garden
- Three Reception Rooms

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

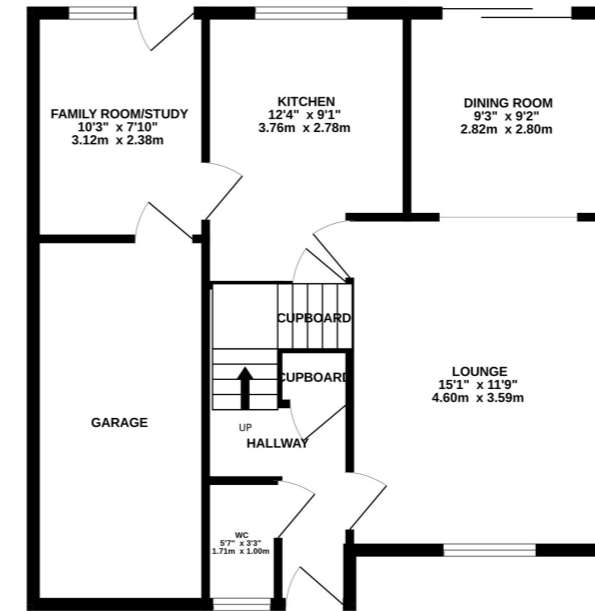
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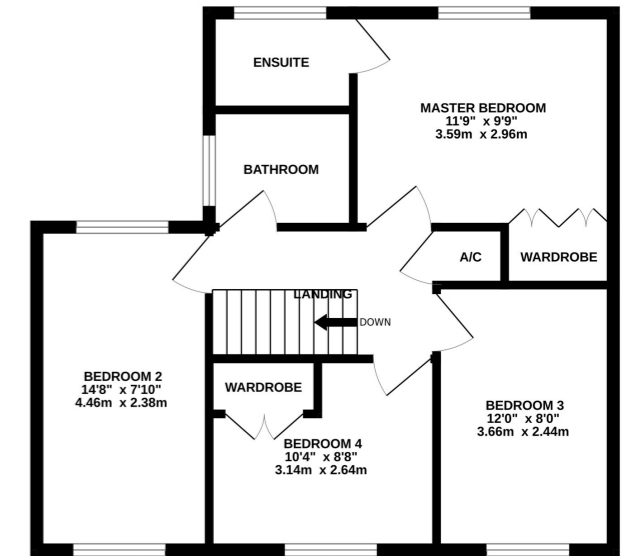
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GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



THURNSCOE CLOSE
TOTAL FLOOR AREA : 1231 sq.ft. (114.4 sq.m.) approx.
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

Hallway

Downstairs W/C

Lounge

4.6m x 3.59m (15' 1" x 11' 9")

Dining Room

2.82m x 2.80m (9' 3" x 9' 2")

Kitchen

3.76m x 2.78m (12' 4" x 9' 1")

Family Room / Study

3.12m x 2.38m (10' 3" x 7' 10")

First Floor

Master Bedroom

3.59m x 2.96m (11' 9" x 9' 9")

Ensuite

Bedroom Two

4.46m x 2.38m (14' 8" x 7' 10")

Bedroom Three

Bedroom Four

3.14m x 2.64m (10' 4" x 8' 8")

Family Bathroom

Outside

Driveway

Integral Garage

Private Garden

Council Tax Band

E