

Flamborough Close, Lower Earley, Reading,
Berkshire. RG6 3XB.



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£600,000 Freehold

Situated in a pleasant location occupying a corner plot, is this extremely well presented detached family home that has undergone vast improvements by the current owners. The property provides excellent access to the A329 and the M4 motorway, whilst being within walking distance to local schools, Maiden Lane Centre shops, children's playpark, and a regular bus route into the town centre. The ground floor accommodation comprises an entrance hall, refitted cloakroom, utility cupboard, spacious lounge with a bay window and a refitted kitchen/dining room with French doors to the rear garden. To the first floor there are four bedrooms, the master benefiting an en-suite shower room, and a brand new family bathroom. Further benefits include a garage, ample driveway parking, gas central radiator heating, solar panels, brand new UPVC double glazing and a good sized private rear garden, as well as front garden.

- Detached Family Home
- Solar Panels
- Four Bedrooms
- Extremely Well Presented Throughout
- Open Plan Refitted Kitchen/ Dining Room
- Refitted Family Bathroom
- Modern Ensuite To Master
- Garage & Ample Driveway
- Pleasant Front & Rear Gardens
- New UPVC Double Glazing
- Gas Central Heating

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

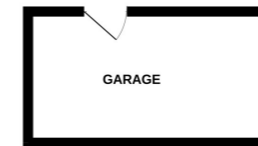
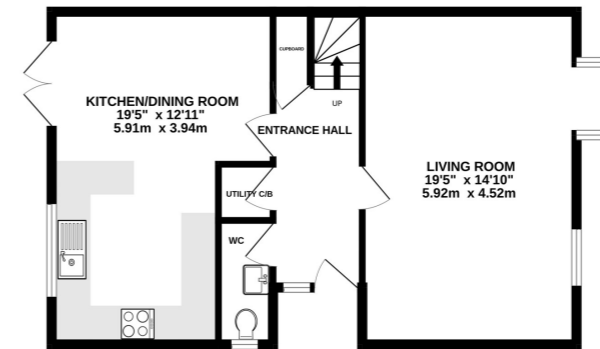
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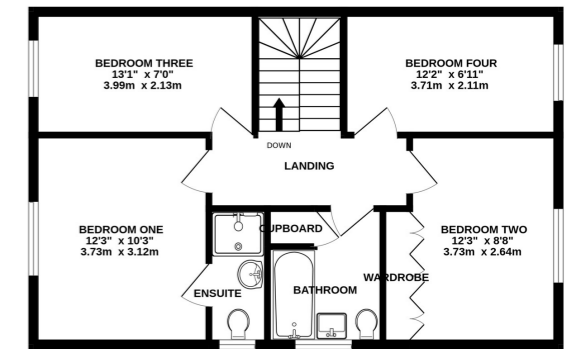
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GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1289 sq.ft. (119.8 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

Entrance Hall

Cloakroom

Living Room

5.92m x 4.52m into bay (19' 5" x 14' 10")

Kitchen/Dining Room

5.91m x 3.94m (19' 5" x 12' 11")

First Floor

Landing

Bedroom One

3.73m x 3.12m (12' 3" x 10' 3")

En-suite Shower Room

Bedroom Two

3.73m x 2.64m (12' 3" x 8' 8")

Bedroom Three

3.99m x 2.13m (13' 1" x 7' 0")

Bedroom Four

3.71m x 2.11m (12' 2" x 6' 11")

Bathroom

Outside

Front Garden

Rear Garden

Garage & Driveway

Council Tax Band

E

