

10 Ebborn Square, Lower Earley, Reading, Berkshire  
. RG6 4JT.



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£650,000 Freehold

A Fantastic Family Home in a Highly Desirable Setting. Occupying a wonderful position on Ebborn Square this exceptionally well-presented, detached home, is set within a sought-after location in Lower Earley within easy access to green space, local amenities, fantastic schools, and excellent transport links, including close proximity to a bus stop to Reading town centre, making it ideal for families and professionals alike. Inside, the home boasts generously proportioned, bright living areas. The modern kitchen and roomy conservatory forms an ideal space for everyday life and entertaining complemented by well-designed utility area. A dedicated home office provides the perfect work-from-home setup, while the spacious living room offers a fantastic area to relax. A third reception room at the front of the house offers additional space for family life. Upstairs, you'll find four well-presented double bedrooms, including a bright and airy master with a recently renovated en-suite. There's a well laid out family bathroom and a modern downstairs cloakroom. Outside, the home sits on a generous plot with a substantial driveway providing parking for several vehicles and a detached double garage. The well-designed, fully enclosed rear garden really compliments this lovely home complete with a covered outdoor area, ideal for outside entertaining. Lovingly owned by the current owners for over 20 years, this wonderful home radiates warmth in a fantastic location and early viewing is highly recommended.

- Extremely sort after location
- Four good size bedrooms
- Bathroom and En suite shower room
- Fabulous conservatory
- Double garage
- Close to all amenities
- Good school catchments
- Great commuter links nearby
- District centre close by
- Private rear garden

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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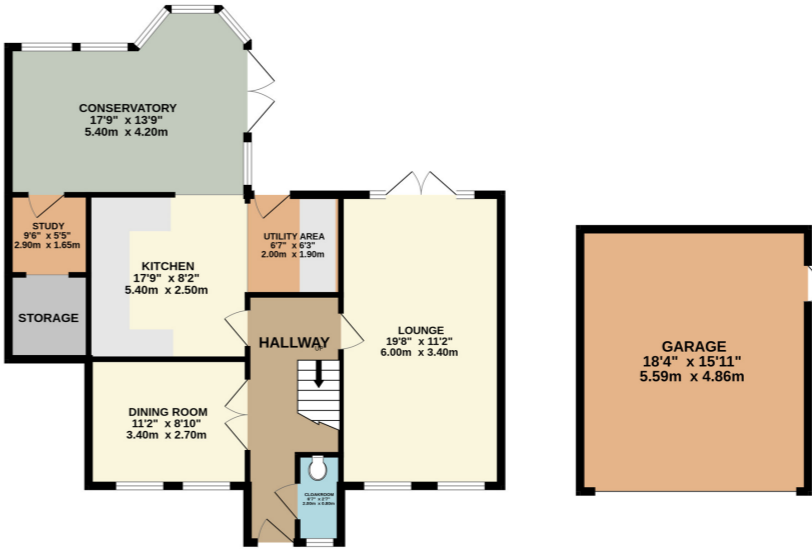
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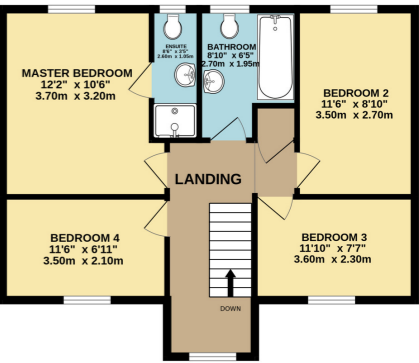
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GROUND FLOOR  
1159 sq.ft. (107.6 sq.m.) approx.



1ST FLOOR  
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1770 sq.ft. (164.5 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

Hall

Cloakroom

0.8m x 2.00m (2' 7" x 6' 7")

Lounge

3.40m x 6.00m (11' 2" x 19' 8")

kitchen

2.50m x 5.45m (8' 2" x 17' 11")

Dining room

2.70m x 3.40m (8' 10" x 11' 2")

Utility area

1.90m x 2.00m (6' 3" x 6' 7")

Conservatory

4.20m x 5.40m (13' 9" x 17' 9")

Study/office

1.65m x 2.90m (5' 5" x 9' 6")

store

FIRST FLOOR

Landing

Master bedroom

3.20m x 3.70m (10' 6" x 12' 2")

En Suite

1.05m x 2.60m (3' 5" x 8' 6")

Bedroom two

2.70m x 3.50m (8' 10" x 11' 6")

Bedroom three

2.30m x 3.60m (7' 7" x 11' 10")

Bedroom four

2.10m x 3.50m (6' 11" x 11' 6")

Bathroom

1.95m x 2.70m (6' 5" x 8' 10")

OUTSIDE

Front garden and driveway parking

Rear garden

Double garage

4.90m x 5.60m (16' 1" x 18' 4")

Council Tax Band

F

