

Launcestone Close, Earley, Reading, Berkshire. RG6 5RY.



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£575,000 Freehold

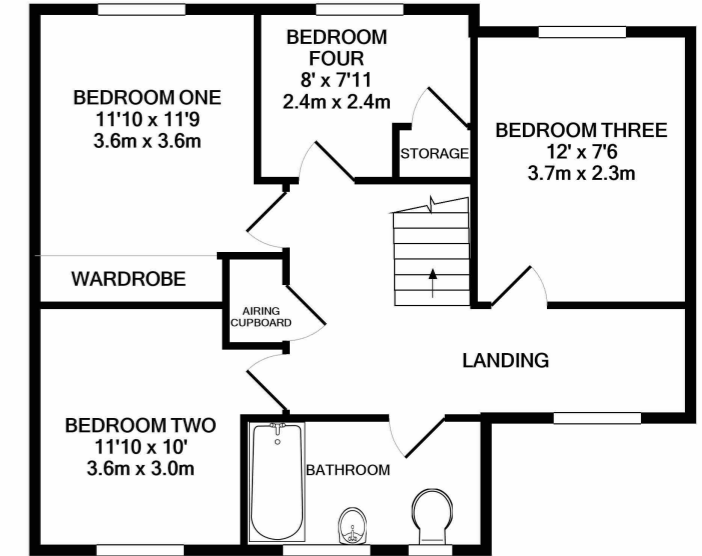
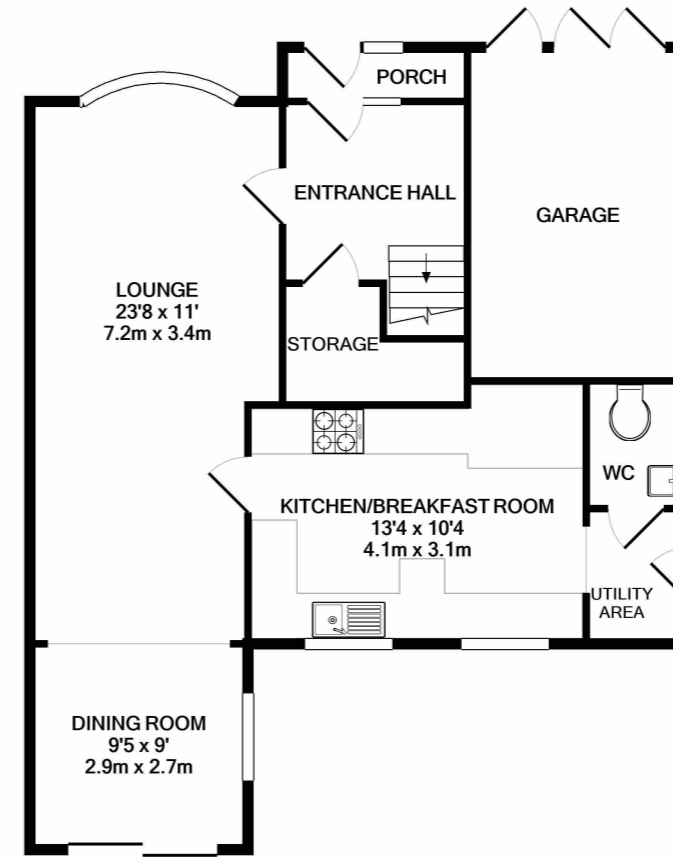
****NO ONWARD CHAIN**** Situated in a desirable cul de sac within the Maiden Erlegh school catchment, is this well presented four bedroom detached family home. The extended accommodation includes porch, entrance hall, lounge/dining room, extended and refitted kitchen/breakfast room, utility area, WC, refitted family bathroom and four bedrooms. Further benefits include off road driveway parking, single garage, double glazing, gas central heating and a good sized well maintained rear garden. The property also provides convenient access to the Asda complex, Reading University, and local bus routes into the town centre.

- No Onward Chain Complications
- Four Bedrooms
- Extended Accommodation
- Refitted Kitchen/Breakfast Room
- Refitted Bathroom
- Pleasant Rear Garden
- Garage & Driveway Parking#
- Cul-de-sac Location
- UPVC Double Glazed Windows
- Gas Central Radiator 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



TOTAL APPROX. FLOOR AREA 1430 SQ.FT. (132.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Porch

Entrance Hall

Lounge

23' 8" x 11' 0" (7.21m x 3.35m)

Dining Room

9' 5" x 9' 0" (2.87m x 2.74m)

Kitchen/Breakfast Room

13' 3" x 10' 4" (4.04m x 3.15m)

Utility Area

WC

First Floor

Landing

Bedroom One

11' 10" x 11' 9" (3.61m x 3.58m)

Bedroom Two

11' 10" x 10' 0" (3.61m x 3.05m)

Bedroom Three

12' 0" x 7' 6" (3.66m x 2.29m)

Bedroom Four

8' 0" x 7' 11" (2.44m x 2.41m)

Bathroom

Outside

Front Garden

Rear Garden

Council Tax Band

E