



Situated within a sought-after cul-de-sac in Lower Earley, this detached family home is offered to the market with no onward chain complications and presents an excellent opportunity for those looking to create a modern home tailored to their own style. While the property would benefit from modernisation, it offers generous accommodation and plenty of scope for improvement. The ground floor features a welcoming entrance hall, a spacious 15ft living room leading through to a separate 12ft dining room, and a 17ft kitchen/breakfast room providing a practical and versatile space for everyday family living. There is also a useful cloakroom. Upstairs, the property boasts four sizeable bedrooms, including a principal bedroom with its own ensuite shower room, together with a family bathroom. To the rear is an enclosed garden, featuring a patio area leading onto a raised lawn, with useful side access adding further practicality. To the front, there is off-road parking and access to the garage. With its detached position, four bedrooms, generous living accommodation and attractive cul-de-sac setting, this property offers considerable potential to create a stylish and contemporary family home in a popular Lower Earley location.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- Detached family home
- Sought after cul-de-sac location
- 4 Bedrooms and ensuite shower
- 3 Reception rooms
- Ample off road parking and garage
- Easy access to schools and amenities





Council tax band E

Council- WBC

Additional information:

Parking

The property has a driveway with parking for multiple vehicles and a garage.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

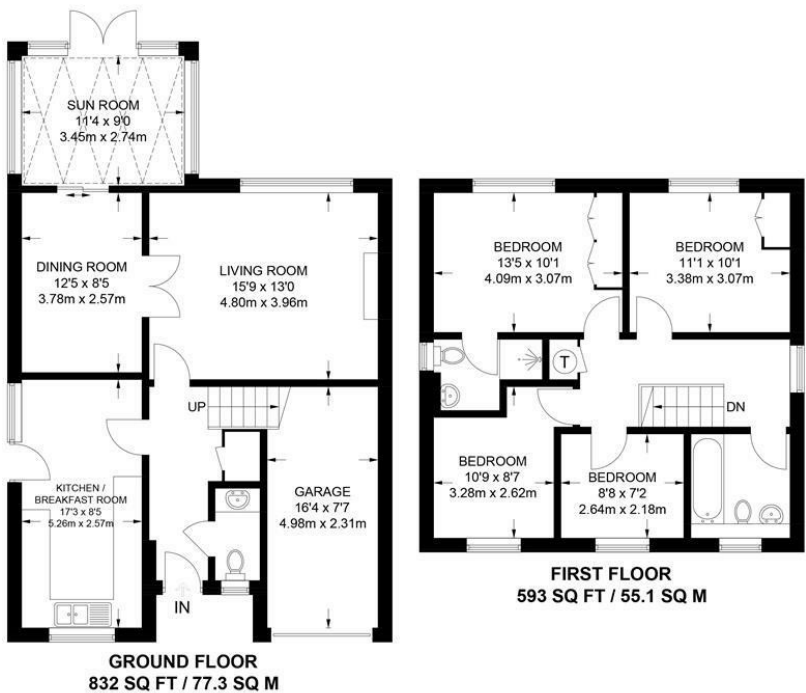
Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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