



The extended family home is situated in the popular suburb of Earley, which is well-positioned for access to the Thames Valley Park, Palmer Park Leisure Centre and Early Station. Local amenities include public transport links, several shops, and schools.

The property comprises a bay fronted lounge, dining room, open plan kitchen, breakfast room, and on the first floor, 4 bedrooms, an ensuite shower room, w/c, and family bathroom. To the rear of the property is a privately enclosed garden with a patio area leading to a lawn, and to the front off-road parking for several vehicles.

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



- Extended semi detached
- 4 bedrooms
- Ensuite shower room
- 2 Reception rooms
- Kitchen breakfast room
- Garage and off road parking





Council tax band D

Council- Wokingham

Additional information:

Parking

The property has a gravel driveway with parking for multiple vehicles

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

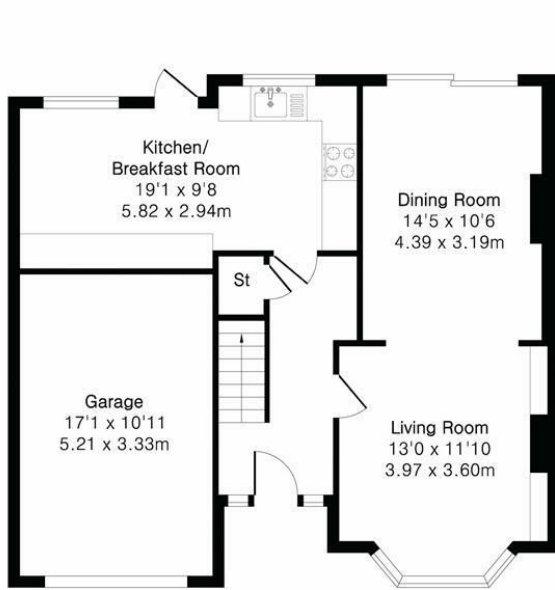
Ultrafast – Fibre to the premises (FTTP)

# Floorplan

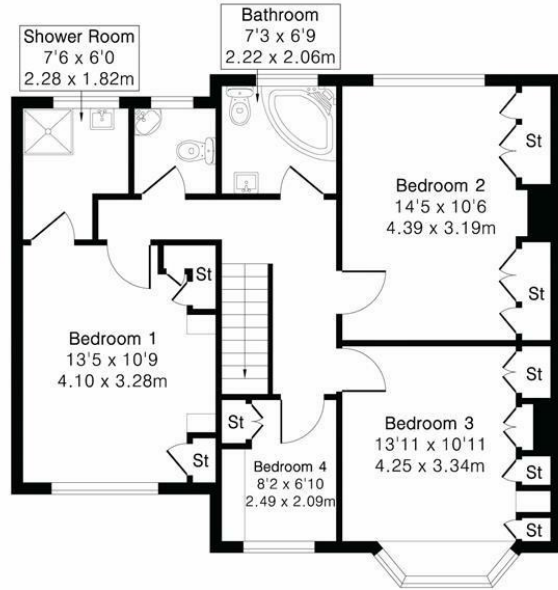
**Approximate Gross Internal Area 1503 sq ft - 140 sq m (Including Garage)**

Ground Floor Area 772 sq ft – 72 sq m

First Floor Area 731 sq ft – 68 sq m



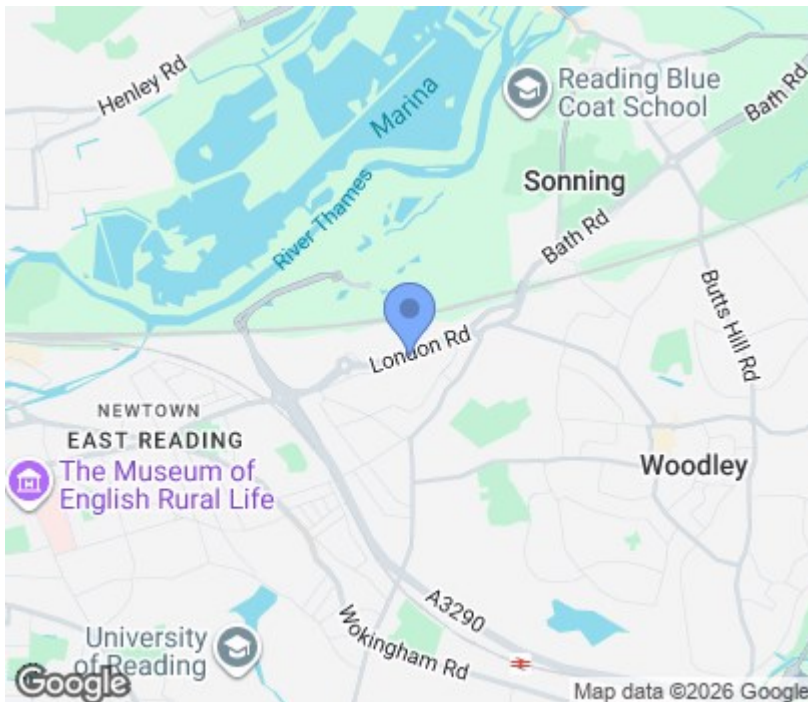
Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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	67	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.