

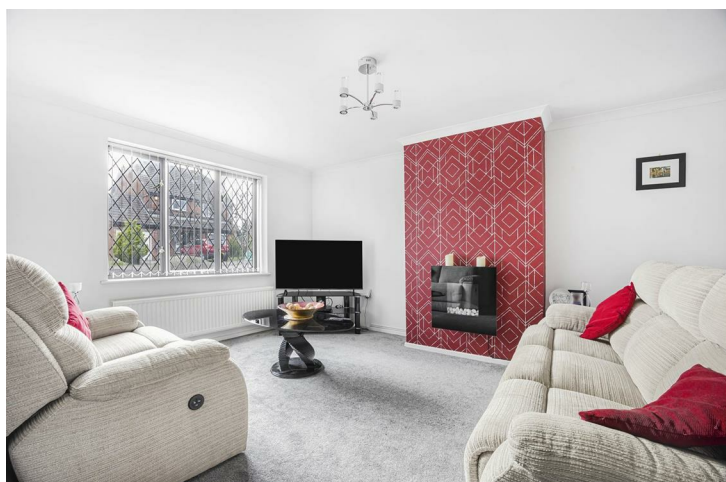


Located in the popular suburb of Lower Earley, this property offers convenient living for families, with access to esteemed schools, local parks, and a variety of shops. Key local landmarks include the Asda supermarket, Loddon Valley Leisure Centre, and a retail park. Public transport is well-served, featuring a regular bus service and the Early train station, which is on the Waterloo line.

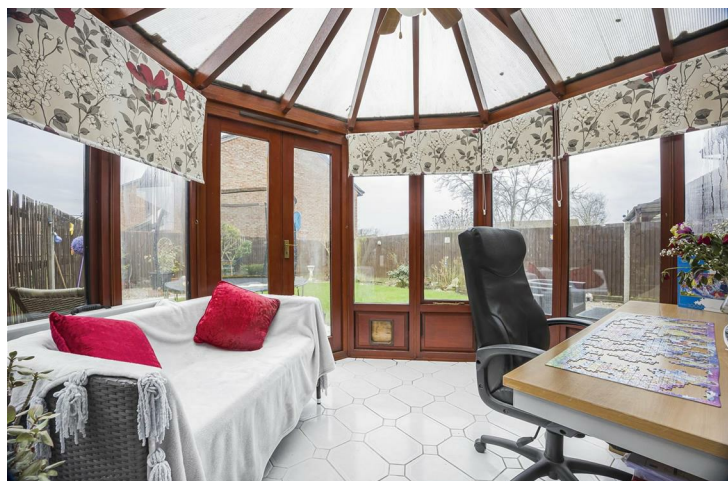
This spacious home features an open-plan living and dining area that flows into a conservatory. The well-equipped kitchen breakfast room offers ample storage space, along with an office and a cloakroom. On the first floor, you'll find four bedrooms, a family bathroom, and an en-suite shower room. The private garden is enclosed, with a patio leading to a lawn, ideal for outdoor activities. Additionally, there is off-road parking available for several vehicles and convenient access to a garage or storage space.

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

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- Detached family home
- 4 bedrooms
- Ensuite Shower room
- 4 Reception rooms
- Garage/Storage space
- Ample off road parking





Council tax band E
 Council- Wokingham
 Additional information:
 Parking
 The property has a driveway with parking for multiple vehicles

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

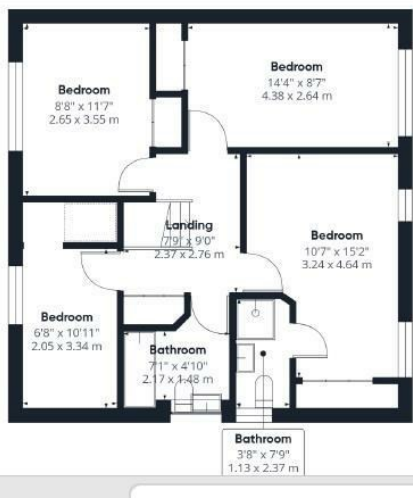
Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

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



Approximate total area⁽¹⁾

1333 ft²
123.8 m²

Reduced headroom

5 ft²
0.5 m²

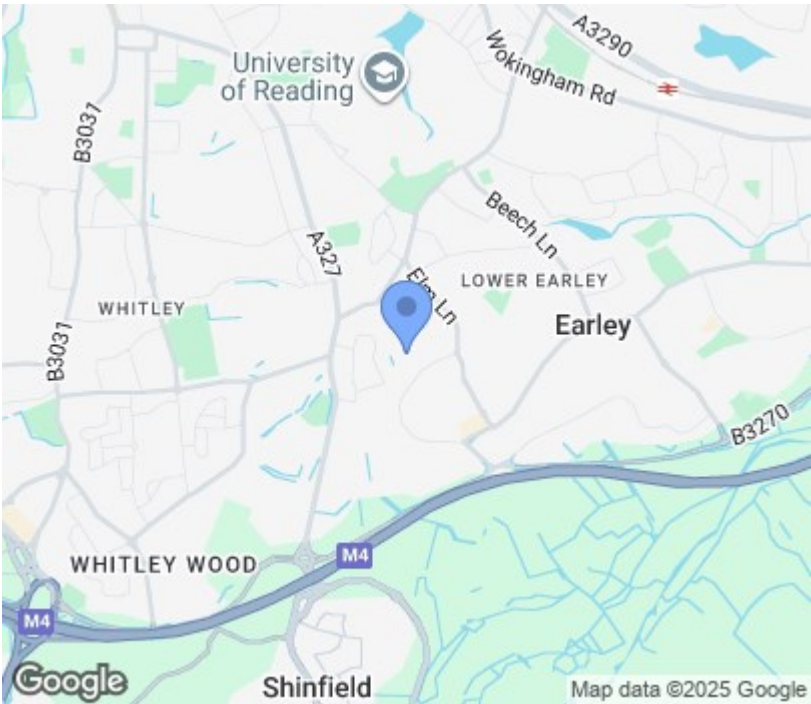
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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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