



Set within a quiet residential close, this modernised semi-detached property provides well-balanced accommodation with a strong emphasis on space and efficiency. A rear extension creates a generous family room, offering flexibility for everyday use or social occasions. Driveway parking is available to the front, along with a fitted electric vehicle charging point.

The home has been upgraded with sustainability in mind, featuring solar panels and battery storage to support lower energy consumption. The ground floor layout works well, incorporating a cloakroom and well-proportioned living areas filled with natural light. There is also the added benefit of a separate study, suitable for working from home or an additional bedroom. Upstairs, there are three well-proportioned bedrooms and a family bathroom. The rear garden includes a patio area, providing a practical and low-maintenance outdoor space.

Stanton Close, just off Wokingham Road in Earley, offers excellent access to Reading, the Thames Valley, and London via the M4 and A329M, plus nearby rail and bus links. Known for strong schools, including Maiden Erlegh, Earley combines great transport and community appeal, making it popular with families and professionals. School catchment area for Aldrynton and Maiden Erleigh school.

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



- Desirable cul de sac location
- Tastefully extended semi detached
- 4 Reception rooms
- 3 Bedrooms
- Family bathroom & cloakroom
- Off road parking for several cars





Council tax band

Council-

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

10 solar panels with 10kwh battery & electric car charger

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

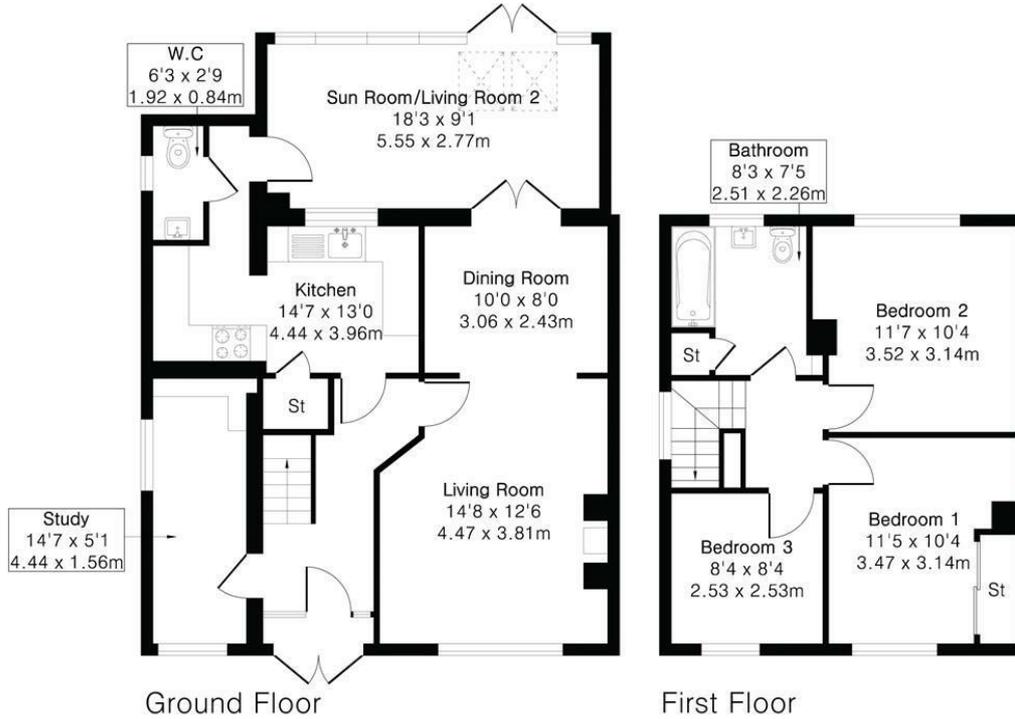
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Floorplan

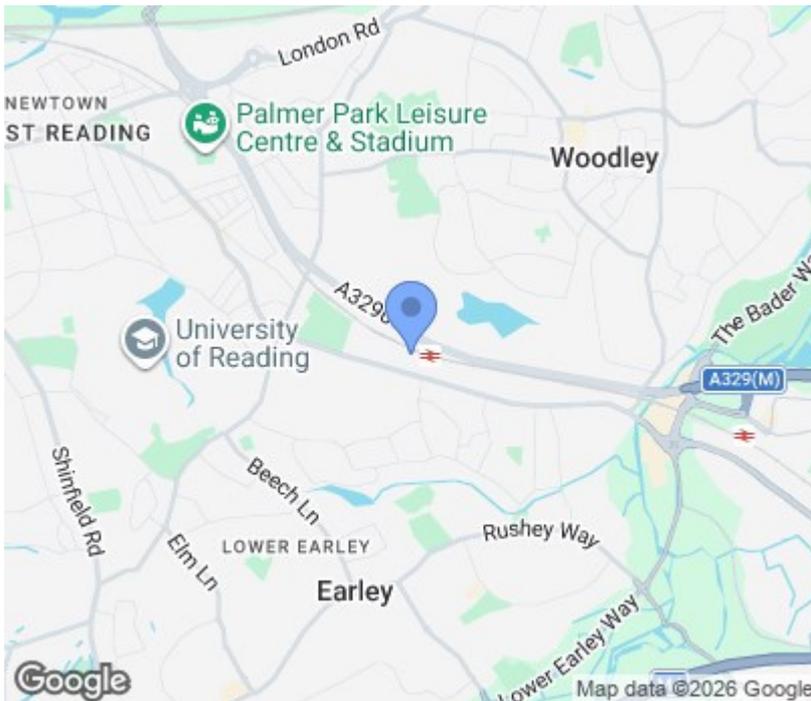
Approximate Gross Internal Area 1230 sq ft - 115 sq m

Ground Floor Area 794 sq ft – 74 sq m

First Floor Area 436 sq ft – 41 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		71	83

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.