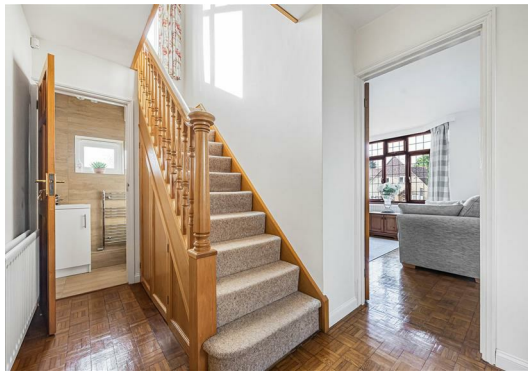
16, Erleigh Court Drive, Reading, RG6 1EB

£750,000

A bay-fronted detached house set within a well-regarded residential address in Earley. The house has been carefully extended by the current owner to create a generous and adaptable family home, with a clear emphasis on light and flow with an attention to detail and finished with a quality specification. At its centre is a 25ft open-plan living space, arranged to engage directly with the garden. Large openings frame views across the 85ft rear garden, which is both private and well established. Two further reception rooms sit to the front of the plan, one of which could serve as an additional bedroom if required. The interior has been finished with a consistent and considered approach, resulting in a calm and well-presented series of spaces. Set back from the road, the house is approached via a generous brick-paved driveway, providing ample parking. An integral garage and separate single garage offer scope for reconfiguration, whether as a studio, workspace or gym, subject to obtaining the relevant consents. The house is well positioned for local amenities and schools, with convenient access to transport links, including nearby bus routes and the A329(M), as well as connections into central Reading.

- 3 Bedroom
- Living room with oak flooring
- 25' Family room/Dining with double doors to garden & oak flooring
- Further reception/option of 4th bedroom
- Established and private garden measuring 85' x 54'
- Generous driveway with 2 x single garages



Council tax band E
Council- WBC

Garden
Enjoying a southerly aspect, the garden is a particular feature with a patio terrace with raised sleeper beds, ideal for entertaining and al-fresco dining. Shallow steps lead to the lawned garden which is walled to the rear and a further pathway leads to a further raised sleeper bed. There is rear and side door access to the garages and a pedestrian gate leads to the driveway.

Additional information:
Parking
The property has driveway parking for multiple vehicles with 2 single garages.

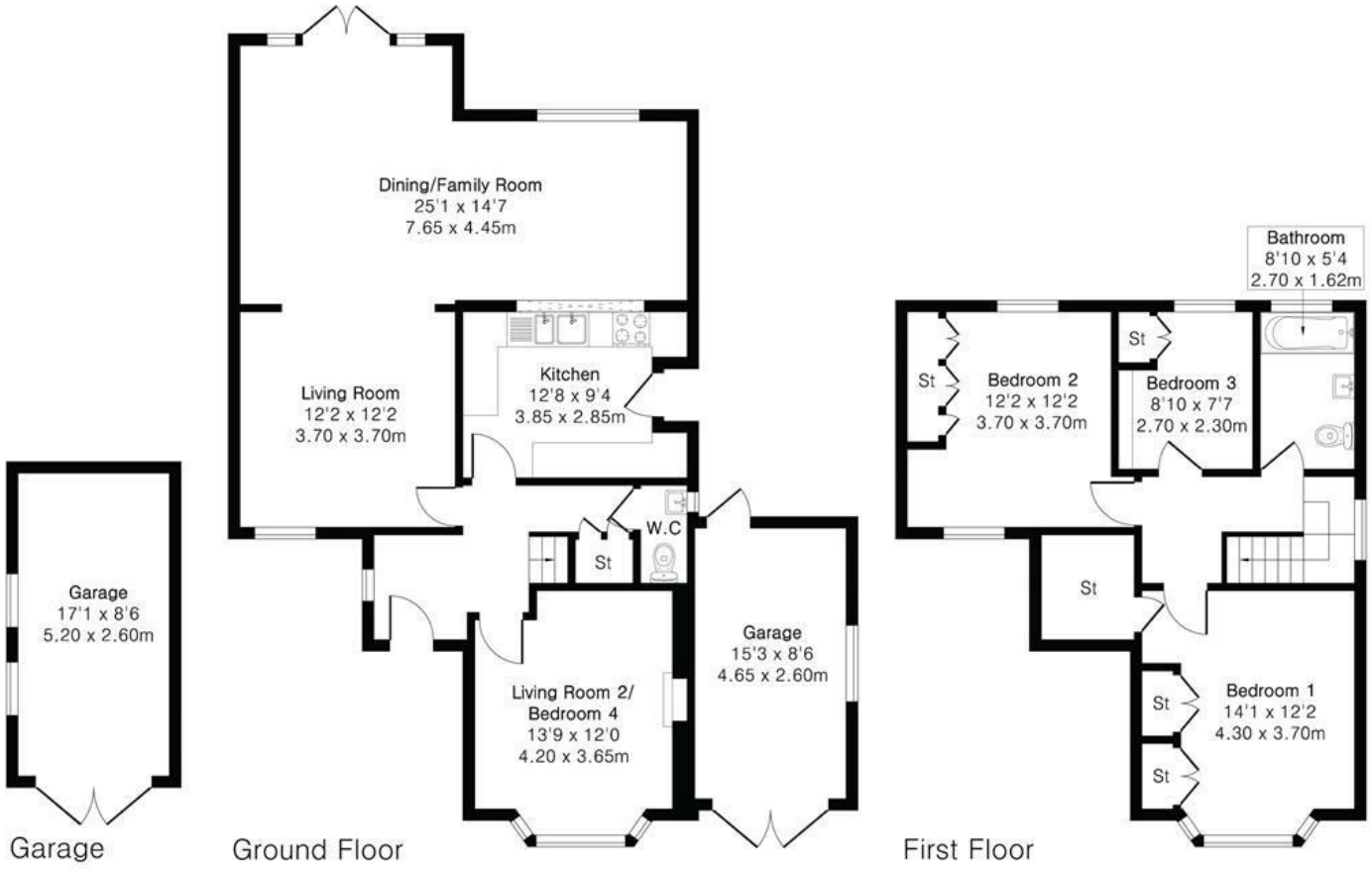
Property construction – Standard form
Services:
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating - gas central heating

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”

Approximate Gross Internal Area 1679 sq ft - 156 sq m
(Including Garage)

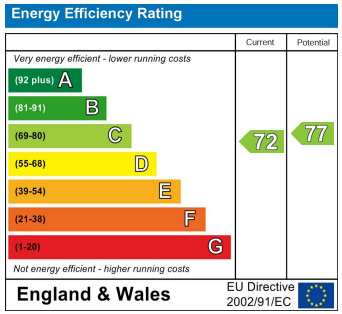
Ground Floor Area 992 sq ft – 92 sq m
First Floor Area 541 sq ft – 50 sq m
Garage Area 146 sq ft – 14 sq m



PINK PLAN

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.

HASLAMS Sales



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 firms employment has the authority to make or give any representation or warranty in respect of the property.