

Treeton Close, Lower Earley Reading RG6 4HT



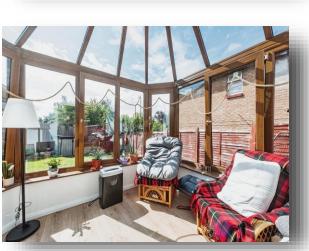
welcome to

Treeton Close, Lower Earley Reading

This beautifully presented detached family home is situated in a popular cul-de-sac position within walking distance of the Asda Complex and other facilicitrs. The property benefits from two reception rooms, conservatory, kitchen, four bedrooms, bathroom, garage and driveway.















Total floor area 111.3 sq.m. (1,198 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Entrance Hall

Cloakroom

Lounge

16' 10" x 16' max (5.13m x 4.88m max)

Dining Room

11' 5" x 8' 9" (3.48m x 2.67m)

Conservatory

11' 1" x 9' 6" (3.38m x 2.90m)

Kitchen

12' 3" x 7' 9" (3.73m x 2.36m)

Landing

Master Bedroom

12' 11" x 10' 4" (3.94m x 3.15m)

Bedroom Two

10' 4" x 8' 8" (3.15m x 2.64m)

Bedroom Three

8' 9" x 6' 3" (2.67m x 1.91m)

Bedroom Four

9' 10" max x 6' 3" (3.00m max x 1.91m)

Bathroom

Enclosed Garden

Garage

Driveway

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Treeton Close, Lower Earley Reading

- Well Presented Detached Family Home
- Two Reception Rooms, Conservatory
- Four Bedrooms
- Garage with Driveway
- Close to the Asda Complex and Bus Routes

Tenure: Freehold EPC Rating: B

guide price

£515,000









Please note the marker reflects the postcode not the actual property

view this property online rogerplatt.co.uk/Property/LOE107515



Property Ref: LOE107515 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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