



**Beauchief Close, Lower Earley Reading RG6 4HY**

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**Beauchief Close, Lower Earley Reading**

This beautifully presented detached family home is situated in a popular cul-de-sac position within the Lower Earley Development. The property benefits from cloakroom, two reception rooms, conservatory, kitchen\breakfast room, three bedrooms, rear garden and garage and parking for three cars.





**Entrance Hall**

**Cloakroom**

**Lounge**

13' 2" x 12' 4" ( 4.01m x 3.76m )

**Dining Room**

10' 11" x 7' 7" ( 3.33m x 2.31m )

**Conservatory**

11' 1" x 8' 5" ( 3.38m x 2.57m )

**Kitchen/Breakfast**

17' x 11' 7" max ( 5.18m x 3.53m max )

**Landing**

**Bedroom One**

12' 7" x 9' 1" ( 3.84m x 2.77m )

**Bedroom Two**

9' 2" x 9' 1" ( 2.79m x 2.77m )

**Bedroom Three**

9' 7" x 6' 4" ( 2.92m x 1.93m )

**Bathroom**

**Enclosed Garden**

**Garage With Driveway**

Total floor area 108.5 m<sup>2</sup> (1,168 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). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Beauchief Close, Lower Earley Reading

- Beautifully Presented Detached Home
- Two Reception Rooms, Conservatory
- Kitchen/Breakfast Room
- Three Bedrooms
- Garage and Parking for 3 Cars

Tenure: Freehold EPC Rating: C

offers in excess of

**£500,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOE107845 - 0007

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