

Beauchief Close, Lower Earley Reading RG6 4HY



welcome to

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 m² (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

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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

guide price **£485,000**





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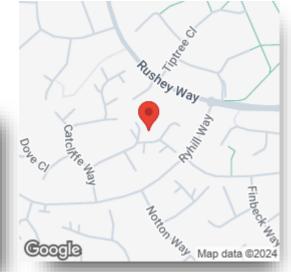
Property Ref:

LOE107845 - 0009

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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Please note the marker reflects the postcode not the actual property

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