

The Chestnuts Elm Lane, Lower Earley Reading RG6 5UG



## welcome to

## The Chestnuts Elm Lane, Lower Earley Reading

The Chestnuts is a beautiful detached family home situated on a quiet road in a popular location. Lovingly extended, this impressive five bedroom property benefits from open plan kitchen diner with bi-folds onto the garden. Utility room, study and two further reception rooms to the ground floor.













### **Entrance Hall**

### Cloakroom

#### Kitchen

23' 2" x 20' 3" ( 7.06m x 6.17m )

**Utility Room** 9' 10" x 6' 4" ( 3.00m x 1.93m )

**Living Room** 18' 10" x 11' 10" ( 5.74m x 3.61m )

**Dining Room** 12' 8" x 10' 5" ( 3.86m x 3.17m )

**Study** 10' 7" x 7' 2" ( 3.23m x 2.18m )

Master Bedroom With Ensuite 18' 10" x 12' 7" ( 5.74m x 3.84m )

**Walk In Wardrobe** 11' 11" x 9' 11" ( 3.63m x 3.02m )

**Bedroom Two with Ensuite** 12' 1" x 10' 5" ( 3.68m x 3.17m )

**Bedroom Three** 10' 7" x 7' 5" ( 3.23m x 2.26m )

**Bedroom Four** 11' 11" x 8' 1" ( 3.63m x 2.46m )

**Bedroom Five** 11' 6" x 7' 10" (3.51m x 2.39m)

**Familly Bathroom** 

**Detached Double Garage** 

Driveway

**Enclosed Garden** 



### Total floor area 223.4 m<sup>2</sup> (2,405 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

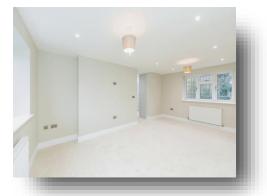
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# The Chestnuts Elm Lane, Lower Earley Reading

- Offered with NO ONWARD CHAIN
- Three Reception Rooms, Five Bedrooms, Two Ensuites
- Recently Renovated to a high Specification
- Beautifully Extended Offering a Spacious Home .
- **Detached Double Garage**

Tenure: Freehold EPC Rating: C

quide price £975,000





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Property Ref:

LOE108226 - 0002

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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postcode not the actual property

