



**Saleby Close, Lower Earley READING RG6 3BE**



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**Saleby Close, Lower Earley READING**

Offering spacious accommodation with a front aspect lounge and kitchen/dining room which overlooks the rear garden. On the first floor the master bedroom benefits from an ensuite and there are three further bedrooms and a family bathroom. Outside the rear garden is mainly laid to lawn.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

14' 8" x 14' 8" ( 4.47m x 4.47m )

**Kitchen**

14' 7" x 9' 8" ( 4.45m x 2.95m )

**Landing**

**Bedroom One**

14' 3" x 7' 6" ( 4.34m x 2.29m )

**Ensuite**

**Bedroom Two**

11' 5" x 8' 5" ( 3.48m x 2.57m )

**Bedroom Three**

9' 5" x 7' 5" ( 2.87m x 2.26m )

**Bedroom Four**

8' 5" x 5' 10" ( 2.57m x 1.78m )

**Bathroom**

**Driveway Parking**

**Enclosed Garden**

Total floor area 95.8 m<sup>2</sup> (1,031 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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## Saleby Close, Lower Earley READING

- Master Bedroom with Ensuite
- Kitchen/Dining Room, Lounge
- Large Rear Garden
- Potential to Extend STPP
- Garage with Driveway Parking

Tenure: Freehold EPC Rating: D

guide price

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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