



**Skelmerdale Way, Earley Reading RG6 7YB**



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**Skelmerdale Way, Earley Reading**

The property offers ample living space comprising, large living room, separate dining area, conservatory, kitchen, and dedicated utility space with a downstairs cloakroom. Upstairs is just as well balanced as the downstairs with three well-proportioned bedrooms and a three-piece family bathroom.





**Entrance Hall**

**Cloakroom**

**Lounge**

15' 1" x 11' 11" ( 4.60m x 3.63m )

**Dining Room**

8' 11" x 8' ( 2.72m x 2.44m )

**Conservatory**

9' 7" x 7' 7" ( 2.92m x 2.31m )

**Kitchen**

11' 11" x 7' 2" ( 3.63m x 2.18m )

**Utility Room**

7' 7" x 7' 6" ( 2.31m x 2.29m )

**Bedroom One**

14' 1" x 9' ( 4.29m x 2.74m )

**Bedroom Two**

9' 11" x 9' 3" ( 3.02m x 2.82m )

**Bedroom Three**

9' 2" x 6' 4" ( 2.79m x 1.93m )

**Family Bathroom**

**Enclosed Garden**

Total floor area 98.3 m<sup>2</sup> (1,058 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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## Skelmerdale Way, Earley Reading

- Detached with side access
- Highly rated schools
- Planning permission granted
- Garage and driveway
- Great access to M4 & A329

Tenure: Freehold EPC Rating: D

offers in excess of

**£500,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOE108376 - 0003

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