



**Joel Close, Earley Reading RG6 5SN**



**welcome to**

**Joel Close, Earley Reading**

This family home situated on a corner plot in a quiet cul-de-sac offers a fantastic location combined with a lovely living space, with possibility to extend (stpp). Comprising a light lounge, separate kitchen and sun room, with three bedrooms to the first floor. Garage and driveway parking.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

24' 11" x 11' 1" ( 7.59m x 3.38m )

**Kitchen**

8' 10" x 8' 9" ( 2.69m x 2.67m )

**Sun Room**

10' 5" x 9' 9" ( 3.17m x 2.97m )

**Master Bedroom**

12' 7" x 9' 10" ( 3.84m x 3.00m )

**Bedroom Two**

11' 11" x 11' 1" ( 3.63m x 3.38m )

**Bedroom Three**

8' 11" x 7' 6" ( 2.72m x 2.29m )

**Bathroom**

**Enclosed Garden**

Total floor area 108.1 sq.m. (1,164 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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## **Joel Close, Earley Reading**

- Offered with NO ONWARD CHAIN
- Corner Plot
- Large Garden
- Garage and Driveway Parking
- Potential to extend (stpp)

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:  
LOE108435 - 0005

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