





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.















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

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

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

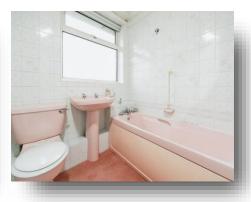
Tenure: Freehold EPC Rating: C

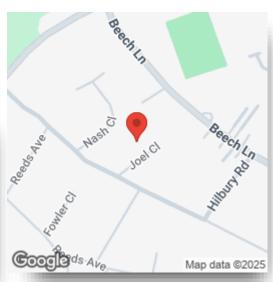
offers in excess of

£500,000









Please note the marker reflects the postcode not the actual property

view this property online rogerplatt.co.uk/Property/LOE108435



Property Ref: LOE108435 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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.

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