



**Chilcombe Way, Lower Earley Reading RG6 3DD**

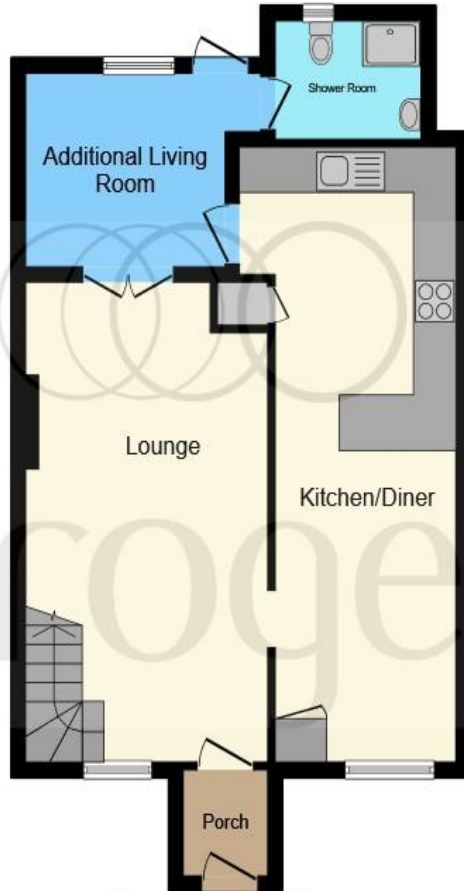


**welcome to**

**Chilcombe Way, Lower Earley Reading**

We present to you this beautiful three bedroom extended family home, in a desirable location close to schools and local amenities. It has a large reception room with an additional dining/living area with a large open plan kitchen, an additional downstairs shower room and large garden. Ample parking.





**Ground Floor**



**First Floor**

**Entrance Porch**

**Lounge**

20' 9" x 11' 3" ( 6.32m x 3.43m )

**Kitchen/Dining Room**

26' 7" x 8' 5" ( 8.10m x 2.57m )

**Additional Living Room**

11' x 8' 8" ( 3.35m x 2.64m )

**Shower Room**

**Landing**

**Bedroom One**

12' 10" x 9' 11" ( 3.91m x 3.02m )

**Bedroom Two**

10' 5" x 9' ( 3.17m x 2.74m )

**Bedroom Three**

8' x 7' 5" ( 2.44m x 2.26m )

**Bathroom**

**Enclosed Garden**

Total floor area 101.3 m<sup>2</sup> (1,090 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)

welcome to

## Chilcombe Way, Lower Earley Reading

- Three bedrooms
- Driveway & allocated parking space
- Large garden
- Additional downstairs shower room
- Two reception rooms

Tenure: Freehold EPC Rating: C

guide price

**£475,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LOE108448 - 0004

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