



**Firmstone Close, Lower Earley READING RG6 4JS**

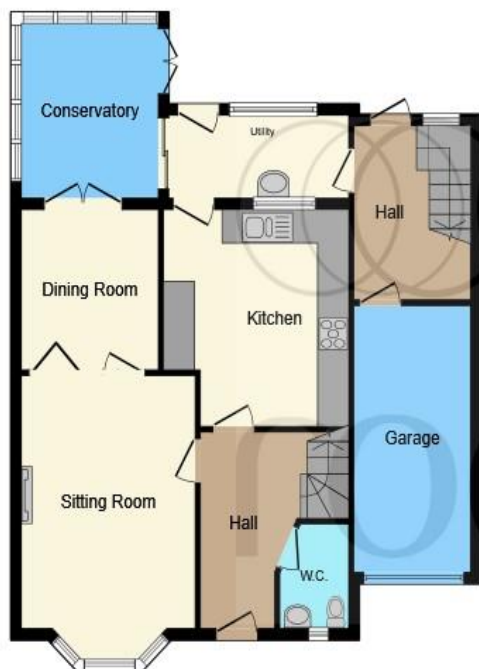


**welcome to**

**Firmstone Close, Lower Earley READING**

An immaculately presented spacious three storey family home benefitting from of an integral garage with electric charge point. a large studio like bedroom on the top floor with separate access from the side, four further bedrooms, a beautiful conservatory, and private enclosed garden.





**Ground Floor**



**First Floor**



**Top Floor**

Total floor area 189.8 m<sup>2</sup> (2,043 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)

**Entrance Hall**

**Cloakroom**

**Sitting Room**

13' 2" x 10' 8" ( 4.01m x 3.25m )

**Dining Room**

9' 5" x 8' 8" ( 2.87m x 2.64m )

**Kitchen**

12' 9" x 10' 4" ( 3.89m x 3.15m )

**Conservatory**

10' 4" x 8' 8" ( 3.15m x 2.64m )

**Utility Room**

**Second Hallway With Stairs**

**Master Bedroom with Ensuite**

15' 10" x 9' 8" ( 4.83m x 2.95m )

**Bedroom Two with Ensuite**

11' 4" x 7' 5" ( 3.45m x 2.26m )

**Bedroom Three**

13' 4" x 11' ( 4.06m x 3.35m )

**Bedroom Four**

8' 10" x 8' 3" ( 2.69m x 2.51m )

**Family Bathroom**

**Second Floor Landing**

**Studio**

17' 11" x 15' 5" ( 5.46m x 4.70m )

**Enclosed Rear Garden**

**Integral Garage**

welcome to

## Firmstone Close, Lower Earley READING

- Immaculate condition
- Large Extension to provide Spacious Accommodation
- Double Driveway
- Desirable Location
- Accommodation Over Three floors

Tenure: Freehold EPC Rating: C

guide price

**£800,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LOE108460 - 0002

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