



Simmonds Crescent, Lower Earley Reading RG6 3WF

welcome to

Simmonds Crescent, Lower Earley Reading

NO ONWARD CHAIN. This beautifully presented home which offers spacious accommodation over three floors, with a stunning kitchen with conservatory opening out to the rear garden, first floor lounge with balcony which overlooks the green areas on the popular Manor Development and four bedrooms.





Ground Floor



First Floor



Second Floor

Total floor area 173.9 m² (1,872 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

Cloakroom

Kitchen/Dining Room

19' 8" x 9' 6" (5.99m x 2.90m)

Conservatory

10' 8" x 8' 10" (3.25m x 2.69m)

First Floor Landing

Lounge With Balcony

16' 9" max x 18' 6" (5.11m max x 5.64m)

Master Bedroom

13' 8" x 10' 2" (4.17m x 3.10m)

Ensuite

Second Floor Landing

Bedroom Two

16' 1" x 10' 8" (4.90m x 3.25m)

Ensuite

Bedroom Three

10' 1" x 9' 2" (3.07m x 2.79m)

Bedroom Four

10' 1" x 9' 6" (3.07m x 2.90m)

Family Bathroom

Integral Garage/Utility Room

Enclosed Garden

welcome to

Simmonds Crescent, Lower Earley Reading

- Offered with NO ONWARD CHAIN
- Stunning Kitchen/Dining Room with Conservatory
- Lounge with Balcony Overlooking Green Space
- Four Bedrooms, Two Ensuites
- Garage/Utility Room

Tenure: Freehold EPC Rating: C
Council Tax Band: F

guide price

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online rogerplatt.co.uk/Property/LOE108684



Property Ref:
LOE108684 - 0004

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.

Roger Platt is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

roger platt



0118 987 6767



LowerEarley@rogerplatt.co.uk



Asda Complex Chalfont Way , Lower Earley,
READING, Berkshire, RG6 5HQ



rogerplatt.co.uk