



Lambourne Gardens, Earley Reading RG6 7EG

welcome to

Lambourne Gardens, Earley Reading

Rarely available, we present to you this three bedroom family home, located in a great school catchments. It comprises 3 good sized bedrooms and family bathroom. Downstairs you have a reception room/diner leading to the kitchen. A wonderful canvass for a new family. Must See!





Ground Floor



First Floor

Entrance Hall

Lounge/Dining Room

24' 1" x 10' 10" (7.34m x 3.30m)

Conservatory

9' 5" x 6' 1" (2.87m x 1.85m)

Kitchen

8' 8" x 8' 7" (2.64m x 2.62m)

Landing

Bedroom One

11' 9" x 11' 6" (3.58m x 3.51m)

Bedroom Two

11' 7" x 9' 11" (3.53m x 3.02m)

Bedroom Three

8' 3" x 7' 3" (2.51m x 2.21m)

Bathroom

Enclosed Garden

Total floor area 83.8 m² (902 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

welcome to

Lambourne Gardens, Earley Reading

- Convenient location.
- Good school catchments.
- Semi detached.
- No onward chain.
- Ideal family home.

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

guide price

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online rogerplatt.co.uk/Property/LOE108774



Property Ref:
LOE108774 - 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