



**Hilmanton, Lower Earley Reading RG6 4HN**

**welcome to**

## **Hilmanton, Lower Earley Reading**

We present to you this stunning link detached three bedroom family home which comprises of a beautiful extended lounge leading to a good sized garden. The kitchen is cosmetically up to date and there is a downstairs cloakroom. Upstairs you have Two double bedrooms and a single. Must see!





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Lounge**

19' 4" x 15' 10" ( 5.89m x 4.83m )

**Kitchen**

17' 3" x 9' ( 5.26m x 2.74m )

**Landing**

**Bedroom One**

13' 2" x 8' 11" ( 4.01m x 2.72m )

**Ensuite**

**Bedroom Two**

9' 5" x 9' 3" ( 2.87m x 2.82m )

**Bedroom Three**

11' 2" x 6' 5" ( 3.40m x 1.96m )

**Bathroom**

**Garage**

**Driveway**

**Enclosed Garden**

Total floor area 125.0 m<sup>2</sup> (1,345 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)

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## Hilmanton, Lower Earley Reading

- Extended Family Home
- Three Bedrooms
- Excellent Cosmetic Condition.
- Link Detached
- Good School Catchment

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

guide price

**£525,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LOE108818 - 0004

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