

Kensington Close, Lower Earley, RG6 4EY



**OEIO £575,000 Freehold**

**Completely Reading.**





- Extended Four Bedroom Detached
- Bedroom Five/Family Room To Ground Floor
- Skilfully Extended Kitchen/Dining Area
- Utility Room With Ground Floor WC
- Lounge
- En-Suite And Family Bathroom
- Enclosed Garden
- Radstock Primary And Maiden Erlegh Secondary School Catchments
- Popular Location
- Council Tax Band E



A skilfully extended four bedroom detached home within the Radstock Primary and Maiden Erlegh Secondary School catchments as well as being close to the Asda complex with all its amenities, local Business Parks and M4 Junction 10.

The property has the addition of a fifth bedroom/family room to the ground floor as well as a spacious extended kitchen/dining area, large utility area and the benefit of a ground floor WC.

The property is close to local bus routes, a small children's play area and has good access to Reading University and Earley Railway Station.



#### KENSINGTON CLOSE

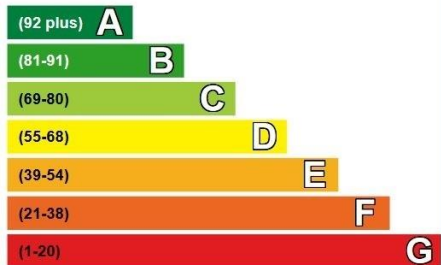
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
72	82

## Lower Earley Office

Unit 5 Chalfont Centre, Lower Earley,  
Reading, Berkshire, RG6 5SY

T: 0118 931 0011

E: [lowerearley@whiteknights.co.uk](mailto:lowerearley@whiteknights.co.uk)

The Agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. In the case of an extension, conversion or double glazing, the Agent has not verified any planning consents, building regulation approval or FENSA certification that may be required. On these matters you are advised to obtain verification from your solicitor or surveyor. Living in a designated school catchment area does not guarantee a school place, we advise consulting the Local Authority and school.



Lower Earley Office 0118 931 0011  
[lowerearley@whiteknights.co.uk](mailto:lowerearley@whiteknights.co.uk)

Earley Office 0118 966 8655

Tilehurst Office 0118 942 0600  
[tilehurst@whiteknights.co.uk](mailto:tilehurst@whiteknights.co.uk)

Reading Office 0118 986 8888  
[reading@whiteknights.co.uk](mailto:reading@whiteknights.co.uk)

Woodley Office 0118 969 7000  
[woodley@whiteknights.co.uk](mailto:woodley@whiteknights.co.uk)

Spencers Wood Office 0118 988 2011  
[spencerswood@whiteknights.co.uk](mailto:spencerswood@whiteknights.co.uk)

Lettings 0118 935 1004  
[lettings@whiteknights.co.uk](mailto:lettings@whiteknights.co.uk)



Property Management 0844 682 2101  
[propertymanagement@whiteknights.co.uk](mailto:propertymanagement@whiteknights.co.uk)