

Cutbush Close, Lower Earley, Reading, RG6 4XA



£650,000 Freehold

Completely Reading.

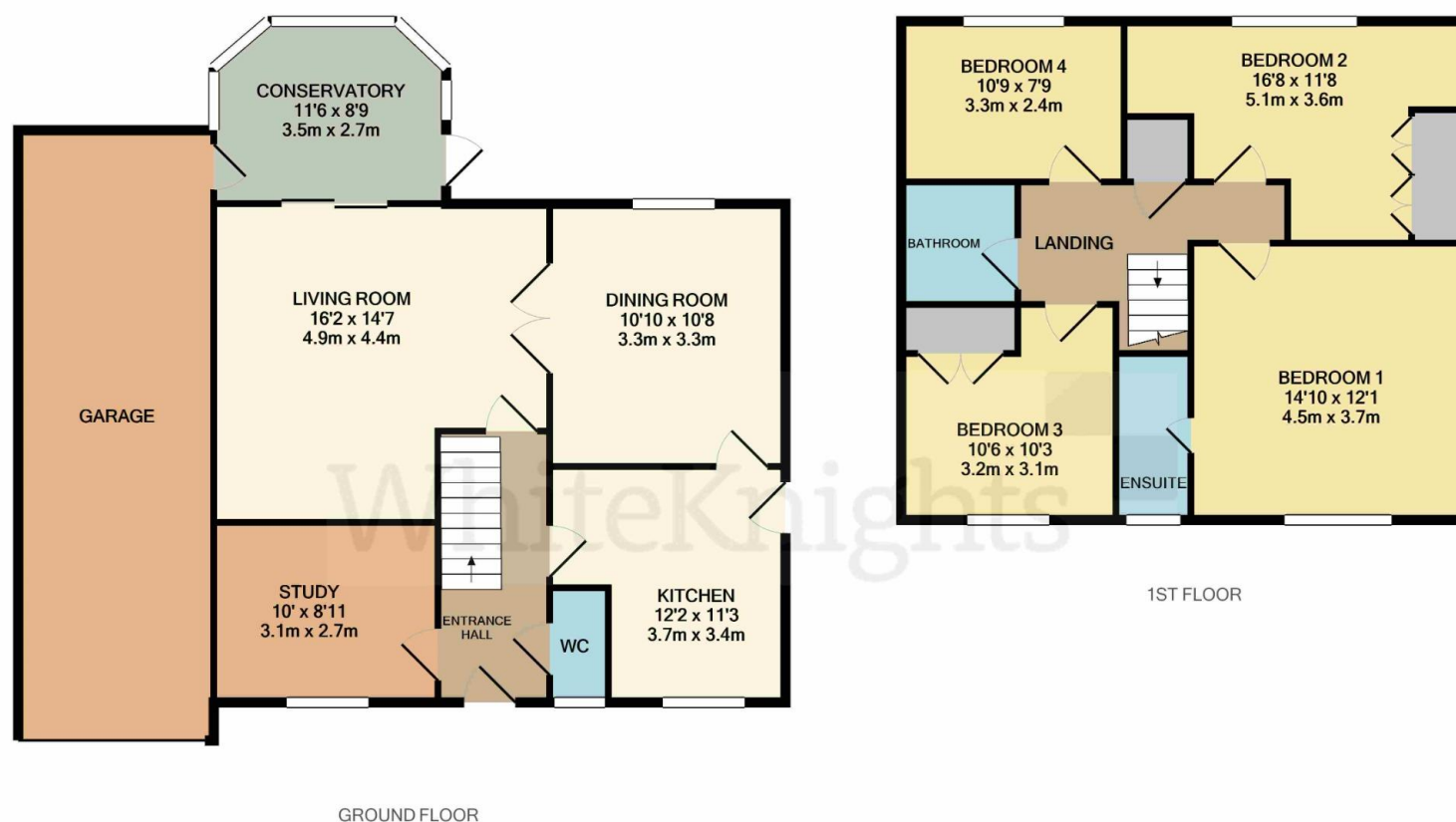


- Four Bedroom Detached House
- Three Reception Rooms
- Conservatory
- Potential To Extend, Subject To Planning
- Double Length Garage And Parking
- Family Bathroom And En-Suite
- Popular Location
- Council Tax Band F



With the possibility of further extension, subject to planning, this four bedroom detached house offers good size family accommodation and benefits from three reception rooms and a conservatory. The property is close to local bus routes, local Business Parks and within walking distance of the Asda complex.

Ground floor accommodation comprises lounge/dining room with separate study/family room/play room and kitchen. To the first floor are four bedrooms with en-suite to the master bedroom and family bathroom. The property also has a double length garage that could be extended or divided, subject to planning, to give further accommodation.



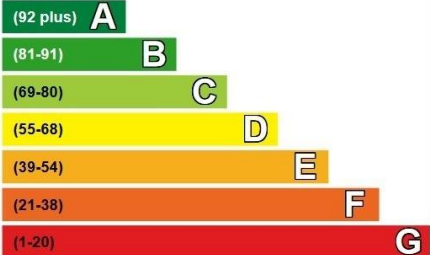
CUTBUSH CLOSE

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
60	82



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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.



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