

Goldthorpe Gardens, Lower Earley, RG6 4AR



£575,000 Freehold

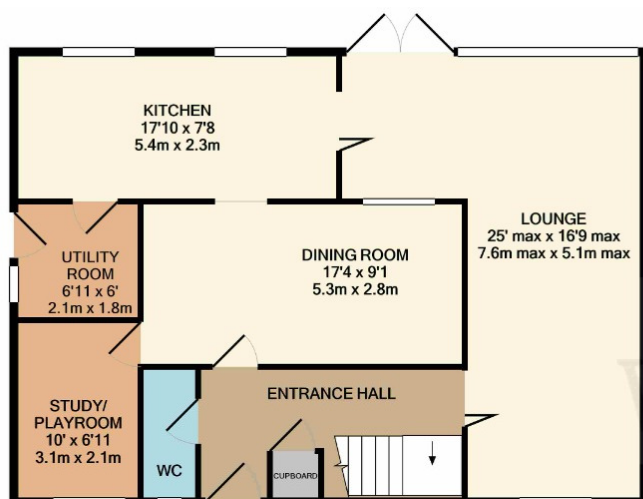
Completely Reading.



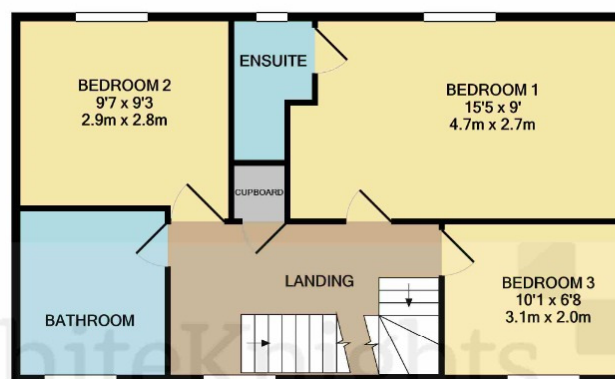
- Extended Four Bedroom Detached
- Dining Room
- Kitchen/Breakfast Room
- Ground Floor Cloakroom
- 25ft Attic Conversion Bedroom
- Study/Family Room
- Utility Room
- Master Bedroom With En-suite
- Southerly Aspect Rear Gardens
- Council Tax Band E



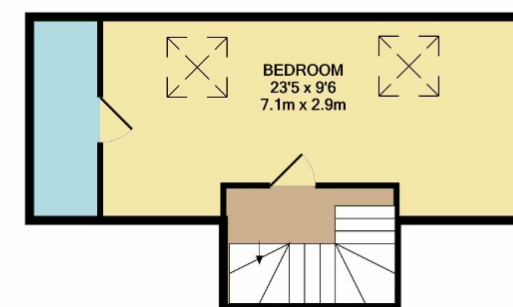
An extended and much improved detached property located at the end of a cul-de-sac with a southerly aspect rear garden. The property now offers extensive ground floor accommodation including a superb 25ft (max) x 16ft (max) I-shaped lounge, a 23ft attic conversion that could be used either as a bedroom or split in to two rooms or have an en-suite added. The property offers flexible and spacious family accommodation and an internal viewing is highly recommended.



GROUND FLOOR
APPROX. FLOOR
AREA 854 SQ.FT.
(79.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 666 SQ.FT.
(61.9 SQ.M.)



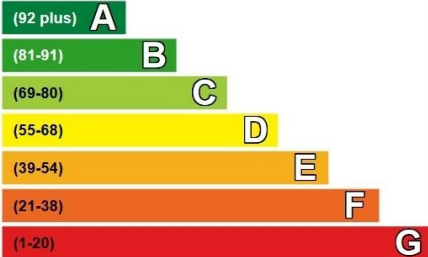
2ND FLOOR
APPROX. FLOOR
AREA 350 SQ.FT.
(32.5 SQ.M.)

GOLDTHORPE GARDENS
TOTAL APPROX. FLOOR AREA 1871 SQ.FT. (173.8 SQ.M.)
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
69	81

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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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