

Erleigh Court Drive, Earley, Reading, RG6 1EB



£699,950 Freehold

Completely Reading.

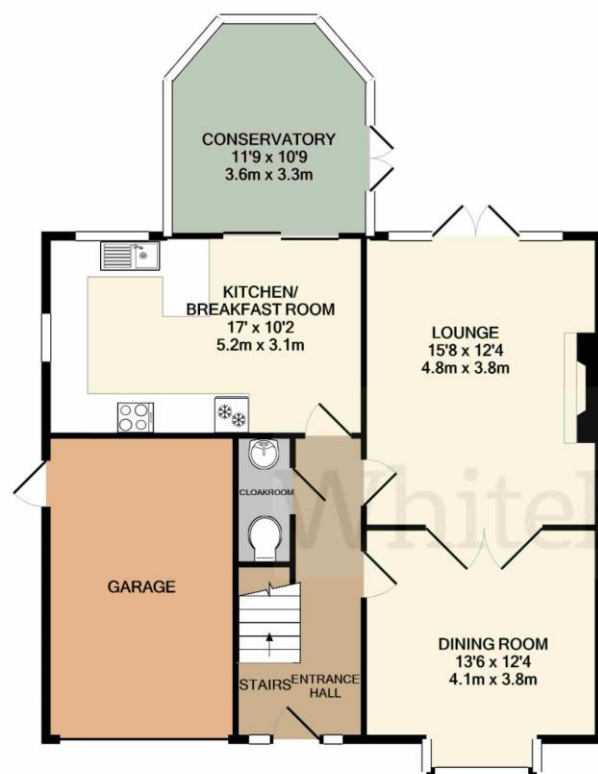


- Select Cul-De-Sac Location Of Only Four Homes
- Four Double Bedrooms, Two En-Suites
- Two Reception Rooms
- Conservatory
- 17' x 10' Fitted Kitchen/Breakfast Room
- Private Garden With Summer House
- No Onward Chain Sale
- Garage Plus Driveway Parking
- Convenient For Shops, Schools And A329M Access
- Council Tax Band F

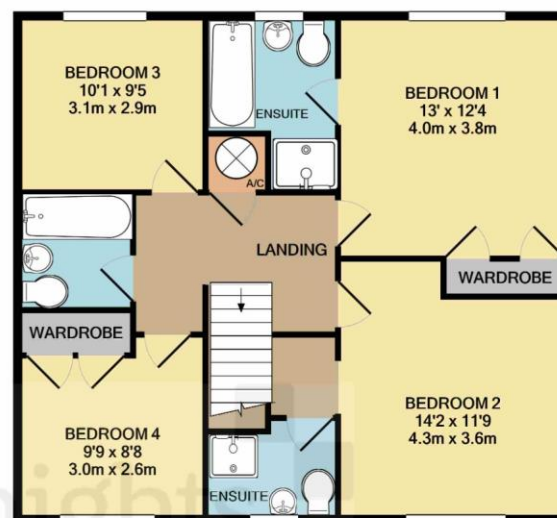


A rare opportunity of purchasing an attractive 15 year old family home set in a tucked away cul-de-sac of only four homes and convenient for local amenities including being a short drive to the A329M access.

There is no onward chain and there are four generous sized bedrooms, three bathrooms and a 17' kitchen/breakfast room with patio doors into a Victorian style conservatory.



GROUND FLOOR



1ST FLOOR

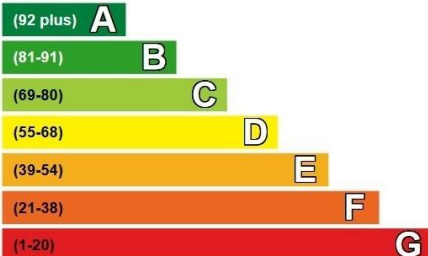
ERLEIGH COURT DRIVE, EARLEY

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
74	85

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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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