

Marlow Place, Spencers Wood, Reading, RG7 1UF



**£565,000 Freehold**

**Completely Reading.**

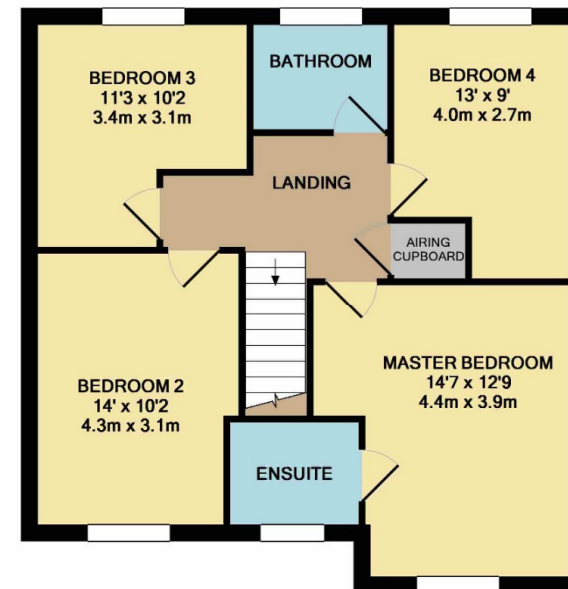
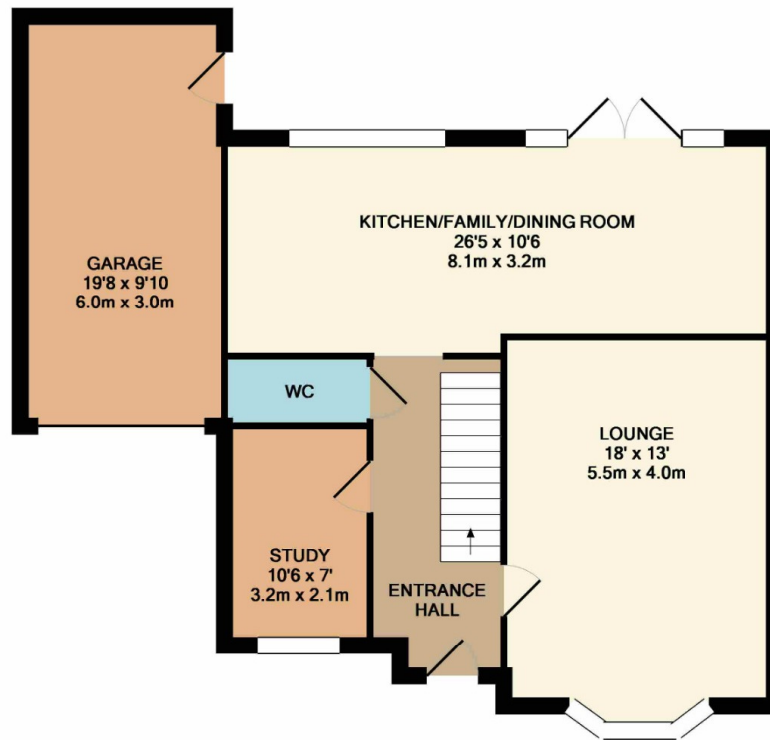




- Modern Detached Home
- Four Double Bedrooms
- En-suite To Master Bedroom
- 26ft Kitchen/Family/Dining Room
- 18ft Lounge
- Study
- Southward Facing Rear Garden
- Cul-de-sac Location
- Council Tax Band F



This very tastefully presented detached home is situated in a delightful end of cul-de-sac location. The property boasts a 26ft kitchen/family/dining room, 18ft lounge, downstairs cloakroom and study. On the first floor are four double bedrooms with en-suite to the master bedroom and a family bathroom. Outside the property benefits from an enclosed southward facing rear garden, off road parking for numerous vehicles and a 19ft garage.



**TOTAL APPROX. FLOOR AREA 1569 SQ.FT. (145.8 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

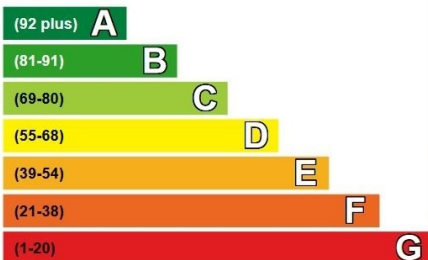
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## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
85	93

## Spencers Wood Office

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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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