



Lutton Close, Lower Earley – RG6 4AA

£525,000 Freehold

CHAIN FREE • 2/3 BEDROOMS • GARAGE WITH DRIVEWAY • SUN ROOM / CONSERVATORY • CLOSE TO LOCAL AMENITIES / SHOPPING CENTRE • RECENTLY DECORATED THROUGHOUT

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Situated in a quiet cul de sac in the heart of the popular Lower Earley development, this well proportioned three bedroom bungalow offers flexible single level living within easy reach of local amenities, transport links and green spaces. The accommodation is arranged over a single level and offers a well balanced and versatile layout. A welcoming entrance hall provides access to all principal rooms. The main living space is a bright and spacious dining/living room, ideal for both everyday living and entertaining. The kitchen is well positioned at the heart of the home, with convenient access to the impressive sun room, which spans the rear of the property and provides an excellent additional reception space overlooking the garden. There are three bedrooms, including a generous main bedroom with built in storage, a well proportioned second bedroom, and a third bedroom that would also suit use as a home office or study. A family bathroom and separate WC add to the practicality of the layout. Externally, the property benefits from a detached garage and further potential for parking, completing this appealing home in a sought after cul de sac location. Council Tax band: D



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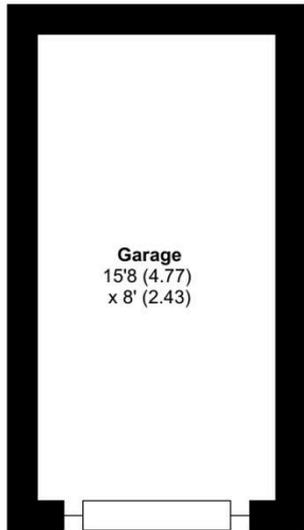
Lutton Close, Lower Earley, Reading, RG6

Approximate Area = 1037 sq ft / 96.3 sq m

Garage = 125 sq ft / 11.6 sq m

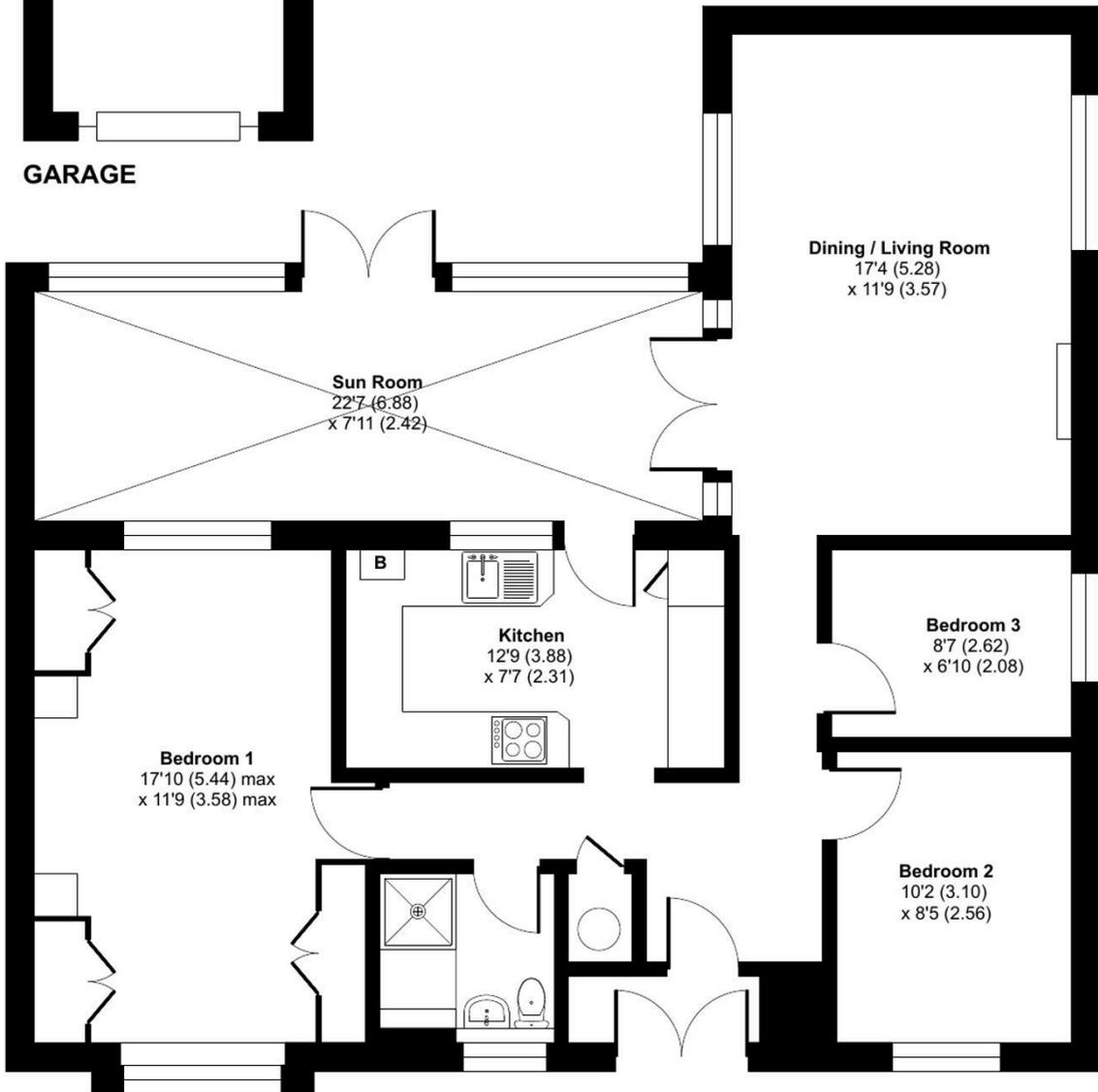
Total = 1162 sq ft / 107.9 sq m

For identification only - Not to scale



Garage
15'8 (4.77)
x 8' (2.43)

GARAGE



Dining / Living Room
17'4 (5.28)
x 11'9 (3.57)

Sun Room
22'7 (6.88)
x 7'11 (2.42)

Kitchen
12'9 (3.88)
x 7'7 (2.31)

Bedroom 1
17'10 (5.44) max
x 11'9 (3.58) max

Bedroom 3
8'7 (2.62)
x 6'10 (2.08)

Bedroom 2
10'2 (3.10)
x 8'5 (2.56)

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Property Explorer. REF:1429265