



Situated in a highly sought-after cul-de-sac in Lower Earley, this well-presented detached family home has been tastefully extended to provide versatile and spacious accommodation throughout. Ideally located with easy access to highly regarded schools, retail parks, and attractive green spaces, the property is perfectly suited to modern family living. The ground floor features three reception rooms, offering flexible living and entertaining space. The well-appointed kitchen provides ample storage and generous worktop space, with a separate utility room conveniently located off the kitchen. An impressive dining room with a vaulted ceiling creates a bright and spacious setting for family meals and entertaining. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, as well as a family bathroom. Externally, the property benefits from a private west-facing rear garden, featuring a patio area leading onto a well-maintained lawn, providing an ideal space for outdoor dining and relaxation. Combining spacious accommodation, a desirable location, and excellent access to local amenities and schools, this is an outstanding family home.

Interested? Please contact our sales team to find out more, or to book a viewing.



- Extended detached family home
- Desirable cul de sac location
- Well presented throughout
- 4 bedrooms & 3 reception rooms
- Ensuite shower room and cloakroom
- Garage & ample off road parking





Council tax band F

Council- WBC

Additional information:

Parking

The property has a driveway with parking for multiple vehicles with a garage.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

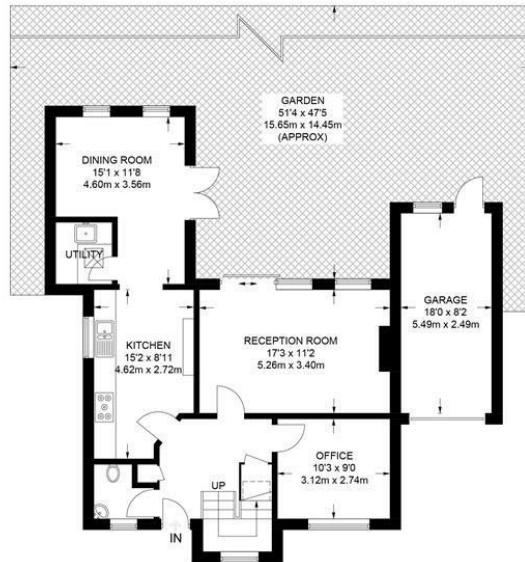
Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

# Floorplan



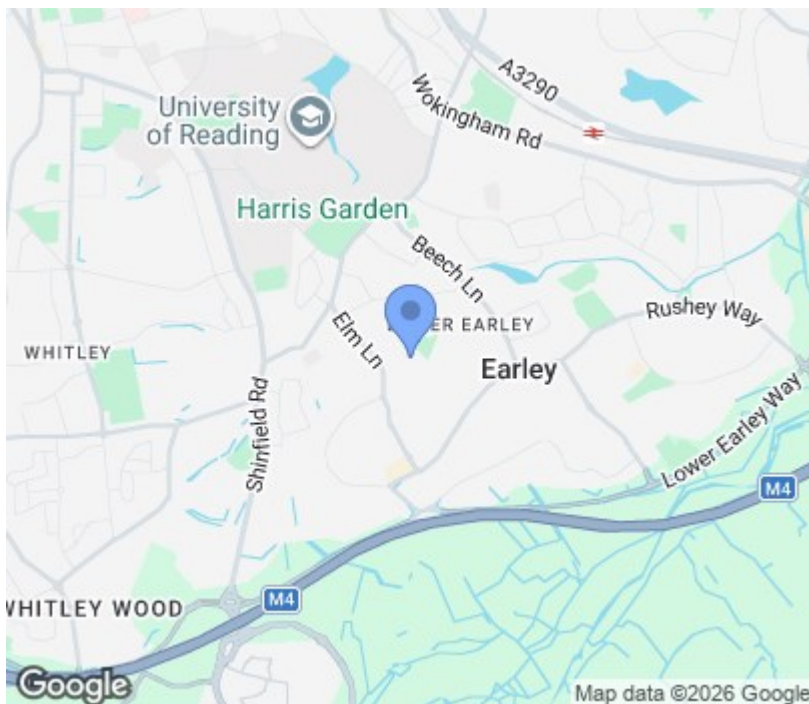
**FIRST FLOOR**  
552 SQ FT / 51.3 SQ M



**GROUND FLOOR**  
757 SQ FT / 70.3 SQ M

**APPROXIMATE GROSS INTERNAL AREA = 1309 SQ FT / 121.6 SQ M**  
**GARAGE = 150 SQ FT / 13.9 SQ M**  
**TOTAL = 1459 SQ FT / 135.5 SQ M**

This plan has been drawn for illustrative and identification purposes only.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.