

Moorhen Drive,Lower Earley Reading RG6 4NZ

roger platt

welcome to

Moorhen Drive, Lower Earley Reading

This beautifully presented property boasts an impressive 5 bedrooms, 4 bathrooms, and 2 reception rooms, making it the ideal home for families, professionals, and anyone seeking a stylish and spacious residence.













40 MOORHEN DRIVE

THREEFLOORSANDGARDENROOM|1:50AT A2

APPROX. MAIN HOUSE 1,726 SQ FT	GARAGE 139 SQ FT	GARDEN ROOM 129 SQ FT	TOTAL INCL. BOTH 1,994 SQ FT
Ground 852 | First 539 | Second 335 sq ft			185.3 sq m including outbuildings

GROUND FLOOR + GARDEN ROOM

approx. 852 sq ft house



FIRST FLOOR

approx. 539 sq ft



SECOND FLOOR / LOFT

approx. 335 sq ft



GARDEN ROOM



4.00 x 3.00 m | 129 sq ft
Bottom-left entrance



Garden room position is indicative. Dimensions and areas derive from the working diagrams.

Wall thicknesses and loft headroom have not been surveyed; figures are not a measured floor-area statement.

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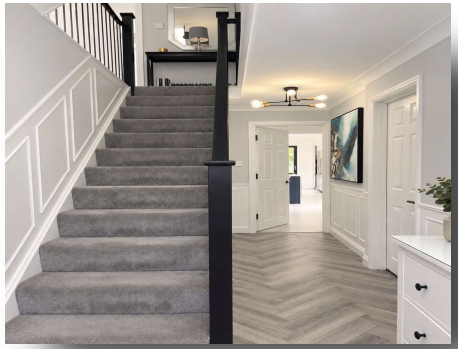
- Finished to an incredibly high specification
- North Easterly facing door, South Westerly facing garden
- Air conditioning for additional comfort
- Desirable school catchments, 0.75 miles from Maiden Erleigh
- Garage with a Double Drive

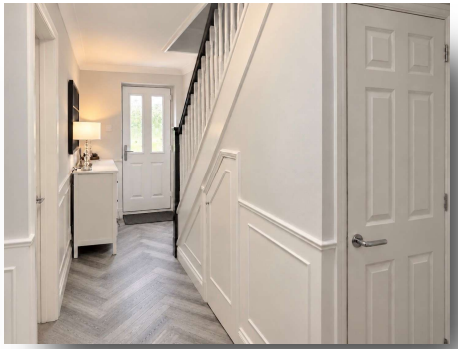
Tenure: Freehold EPC Rating: C
Council Tax Band: F

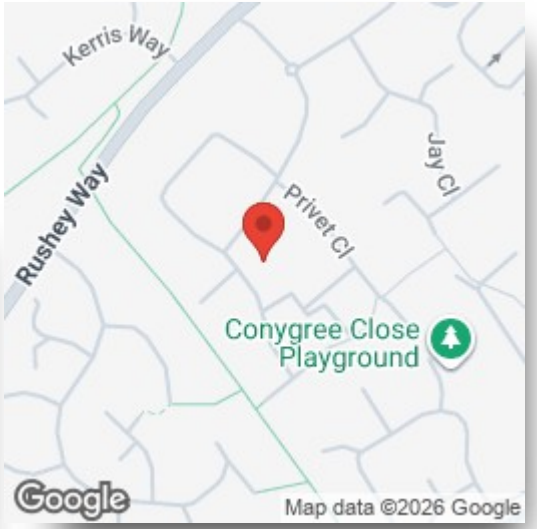
guide price

£825,000









Please note the marker reflects the postcode not the actual property

view this property online rogerplatt.co.uk/Property/LOE109563

The Property Ombudsman

Property Ref:
LOE109563 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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