HENGRAVE CLOSE, LOWER EARLEY, READING, RG6 3AR
OFFERS IN EXCESS OF £600,000 FREEHOLD

A FOUR BEDROOM DETACHED HOUSE SITUATED IN A QUIET CUL DE SAC IN LOWER EARLEY

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DESCRIPTION:

Stunning four-bedroom detached house in a sought-after town location, featuring an office area, vaulted ceilings in the living room with log burner, and a dining room perfect for entertaining. This versatile property includes two ground floor bedrooms and two additional bedrooms upstairs, one being the master with an en-suite bath and shower. The stylish design boasts high-quality finishes throughout, with a well-maintained garden, charming patio, and peaceful conservatory. The property also offers a driveway and garage for convenient parking. Situated in a quiet neighbourhood, this modern home provides a tranquil retreat while being close to local amenities, schools, and transport links. Ideal for families or professionals seeking a comfortable and convenient living space in a desirable location. Don't miss the chance to make this stunning property your own. Contact us today to schedule a viewing.

AT A GLANCE

- Modern Kitchen
- Dining Room With Patio Doors To Garden
- Ample Driveway Parking
- Living Room With Vaulted Ceilings
- Two Ground Floor Bedrooms
- Two First Floor Bedrooms
- Office Area On First Floor
- Private Enclosed Garden With Side Access
- Ground Floor Bathroom
- Master Bedroom With Bath And Shower

Ground Floor

- Bedroom 10'11" x 7'10" / 3.35 x 2.39 m
- Living Room 20'5" x 12'9" / 6.23 x 3.90 m
- Sunroom 10'4" x 10'7" / 3.16 x 3.25 m
- Entrance Hallway 9'9" x 4'8" / 2.99 x 1.44 m
- Kitchen / Living Area 14'6" x 9'1" / 4.43 x 2.78 m
- Bedroom 9'11" x 9'2" / 3.04 x 2.81 m
- Hallway 6'2" x 2'10" / 1.89 x 0.88 m
- Garage 15'7" x 8'5" / 4.77 x 2.57 m
- Kitchen / Living Area 20'3" x 7'8" / 6.20 x 2.35 m
- Bathroom 6'5" x 6'2" / 1.98 x 1.90 m

Floor 1

- Office (residential) 10'4" x 12'8" / 3.16 x 3.87 m
- Bedroom 11'2" x 9'4" / 3.41 x 2.86 m
- Bedroom 11'11" x 17'10" / 3.65 x 5.45 m
- Bathroom 9'9" x 6'8" / 2.97 x 2.05 m

Approximate total area[1]
1588.86 ft²
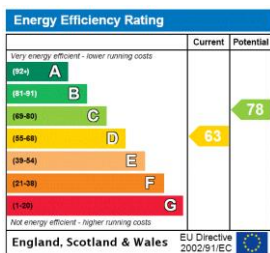147.61 m²

Reduced headroom
169.85 ft²
15.78 m²

(1) Excluding balconies and terraces

Reduced headroom

.... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		78
(39-54) E	63	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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