



CATCLIFFE WAY, READING, BERKSHIRE, RG6 4HX
OIEO £575,000 FREEHOLD

FOUR BEDROOM DETACHED FAMILY HOME IN LOWER EARLEY

Reading | 0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Presenting Catcliffe Way an extended detached four bedroom family home in excellent condition situated in a popular cul-de-sac position within the Lower Earley area. The property offers ample driveway parking, entrance hallway ,cloak room, living room ,utility room ,an attractive kitchen/diner, a further reception room currently set up as a double bedroom.

Patio doors in the dining area lead to fully enclosed good sized rear garden ideal for outdoor entertaining with side access

The first floor provides three well-proportioned bedrooms with two being doubles and a refitted walk in shower room.

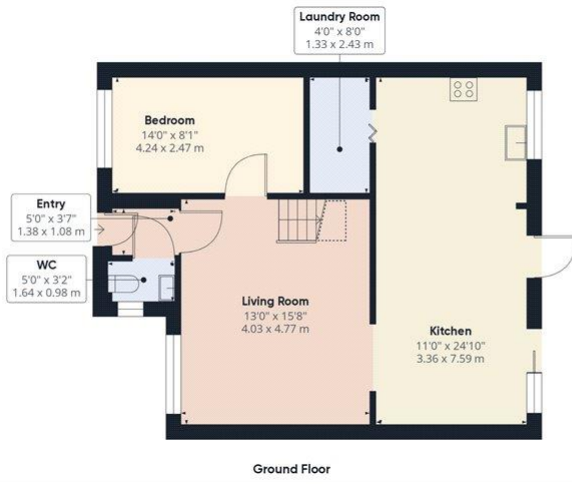
Viewings highly recommended

AT A GLANCE

- Excellent Condition
- Stylish Kitchen/Dining Room
- Ground Floor Bedroom
- Utility Room
- Cloak Room
- Driveway Parking
- Underfloor Heating







Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1020.53 ft²
 94.81 m²

Reduced headroom
 13.13 ft²
 1.22 m²

(1) Excluding balconies and terraces

⌊ Reduced headroom (below 1.5m/4.92ft)

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

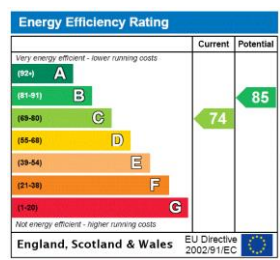
GIRAFFE360

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.

Tenure: Freehold

Council Tax Band: D

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.



Reading | 0118 4022 300 | reading@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.