



HIGH TREE DRIVE, EARLEY, READING, RG6 1EU  
GUIDE PRICE £775,000 FREEHOLD

## A DELIGHTFUL FOUR BEDROOM DETACHED FAMILY HOME IN THIS SOUGHT AFTER CUL DE SAC LOCATION

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



## DESCRIPTION:

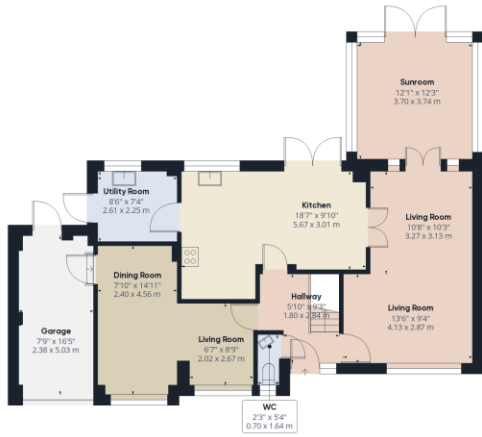
Introducing this lovely modern detached family home located in this sought-after neighbourhood and being sold with no chain complications. Conveniently located in a quiet cul de sac close to some excellent local schools and great amenities, including, Earley Train Station with its direct link to London Waterloo just a mile away. Boasting 4 spacious bedrooms, this property offers ample space for a growing family. On the ground floor there is a generous living room which opens into a conservatory with a fully insulated ceiling and a spacious kitchen/diner with a range of integrated appliances. A formal dining room with snug/study area, a wc and utility room complete the ground floor. The house features a beautifully landscaped generous rear garden, perfect for outdoor entertaining or relaxation with a covered dining area and a large outbuilding providing extra storage space. Benefit from off-street driveway parking to the front and an integral garage for secure vehicle storage. On the first floor there are 4 double bedrooms, the master with an en-suite bathroom and a family bathroom. This property is perfect for those looking for a contemporary home with all the modern conveniences. Don't miss the opportunity to make this house your new home. Contact us to arrange a viewing today.

## AT A GLANCE

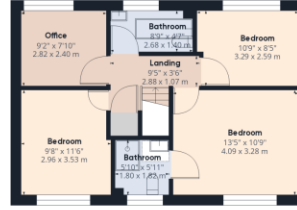
- Four Bedroom Detached Family Home
- Two Bathrooms and Ground Floor WC
- Quiet Cul De Sac Location
- Lounge & Formal Dining Room
- Kitchen/Diner
- Conservatory
- Utility Room and Integral Garage
- No Chain







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

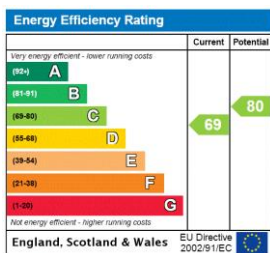
Approximate total area<sup>(1)</sup>  
1816.46 ft<sup>2</sup>  
168.75 m<sup>2</sup>

(1) Excluding balconies and terraces

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

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** F

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

**Winkworth**

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.