



Edenham Close, Lower Earley, Reading, Berkshire, RG6

£625,000 *Freehold*



Impressive Detached Four Bedroom Family Home in The Sought-After Residential Area Of Lower Earley

Presenting this impressive modern detached family home, offering spacious and beautifully presented accommodation with four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, complemented by a family bathroom.

The ground floor provides excellent living space, with a stylish living room featuring a contemporary media wall and a separate dining room with patio doors opening directly onto the rear garden. At the heart of the home is the superb, refitted kitchen/breakfast room, featuring a substantial central island, granite work surfaces and a range of integrated appliances, providing an excellent space for both everyday family life and entertaining. A convenient downstairs cloakroom completes the ground-floor accommodation.

Externally, the property benefits from an attractive, fully enclosed rear garden, providing a private and secure space ideal for families, entertaining and outdoor relaxation. There is also an integral garage, driveway parking for multiple vehicles and convenient side access to the garden.

Presented in excellent condition throughout, the house combines tasteful décor with generous natural light to create a bright and welcoming family home.

The property also offers exciting potential for further enlargement, with planning consent having previously been granted for an extension, providing buyers with the opportunity to enhance the accommodation further.

Situated in the sought-after residential area of Lower Earley, this is a superb family home offering generous accommodation, excellent parking, a fully enclosed garden and further potential. Early viewing is highly recommended.

KEY FEATURES

- Impressive Four Bedroom Detached House
- Integral Garage & Driveway For Multiple Vehicles
- Stylish Living Room With Media Wall
- Dining Room With Access To Patio & Garden
- Impressive Refitted Kitchen /Breakfast Room
- Cloak Room
- Well Proportioned Bedrooms With Refitted En-suite To Principle Bedroom.
- Family Bathroom

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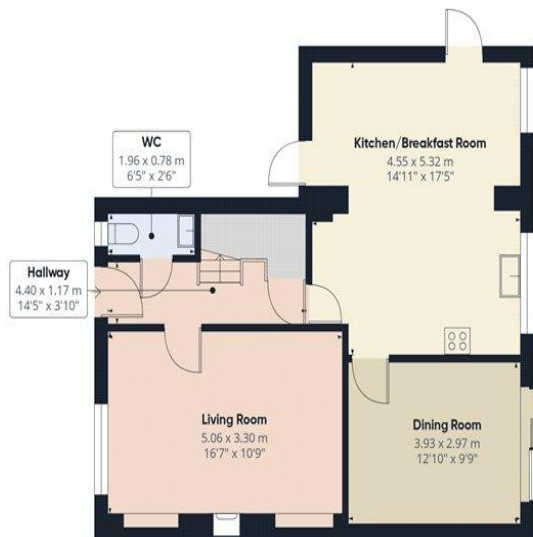


MATERIAL INFO

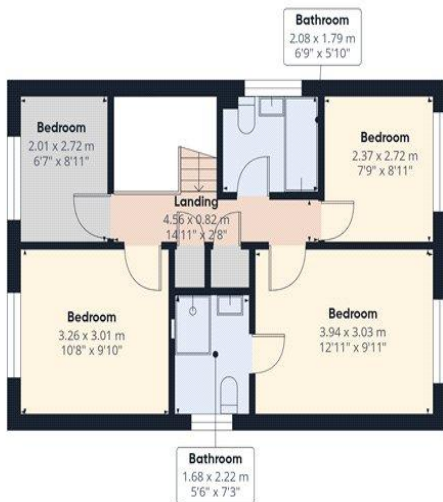
Tenure: Freehold

Council Tax Band: D

EPC rating: D



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
123.4 m²
1327 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer. 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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