



MOORHEN DRIVE, LOWER EARLEY, BERKSHIRE, RG6
GUIDE PRICE £500,000 FREEHOLD

**A SUPERB OPPORTUNITY TO ACQUIRE THIS THREE
BEDROOM DETACHED HOME BUILT BY BOVIS HOMES,
SITUATED IN A SOUGHT-AFTER CUL-DE-SAC POSITION**

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DESCRIPTION:

Situated in this sought after cul-de-sac location, ideally located in Lower Earley within the Maiden Erlegh/Bulmershe school catchments, a superb opportunity to acquire this well presented three bedroom detached family home. Situated within walking distance of Loddon Valley Leisure Centre, a Library and a shopping centre comprising of an Asda supermarket, Marks & Spencer Simply Food. There is also a doctor's surgery, a veterinary clinic and a dentist nearby and the property is three miles from Reading Town Centre, served by bus routes, 5 minutes' walk from the house and a 5 minutes' drive from Junction 11 of the M4.

Occupying a corner plot and benefitting from a larger than average secluded south westerly facing rear garden, the property offers great scope to extend (subject to the usual planning consents). Internally comprising entrance hall, cloakroom, kitchen/breakfast area, good sized sitting/dining room with double glazed french doors leading out to the garden. To the first floor the master bedroom has its own en-suite and the two further bedrooms are complemented by a family bathroom. To the front of the property there is a good-sized driveway providing off road parking for two/three cars. The garage has an up and over door, eaves storage and power and light. Side access gate to one side leads to the rear of the property where there is a terraced patio area, and the main part is laid to lawn with mature shrub tree borders and being enclosed by panel fencing.

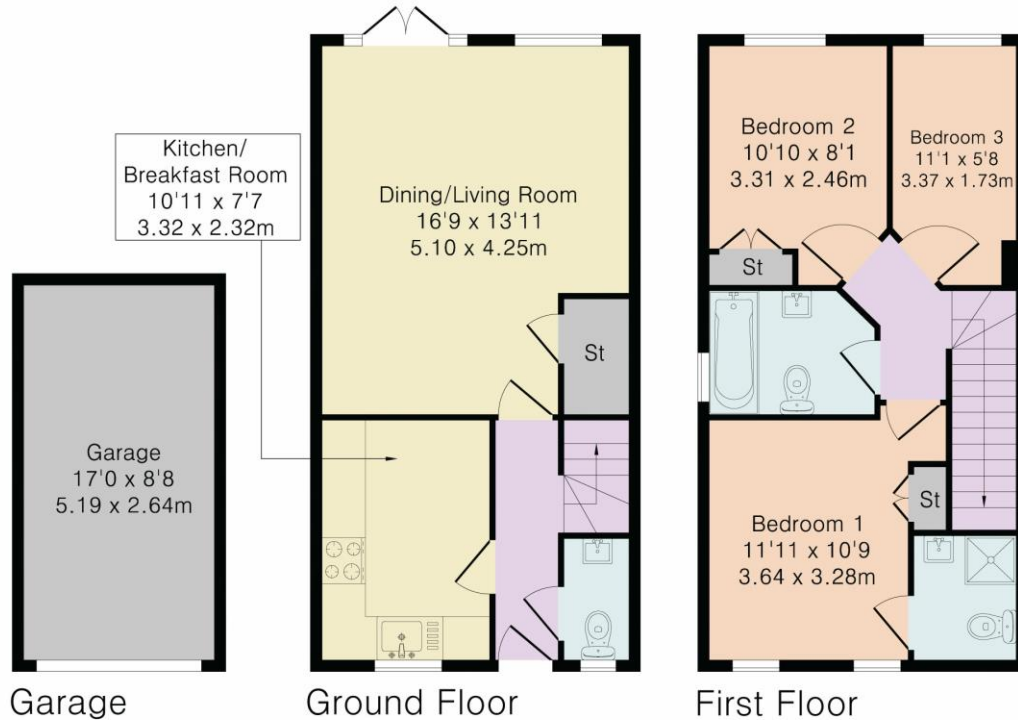
AT A GLANCE

- Sought After Location
- Corner Plot
- Secluded South Westerly Garden
- Kitchen/Breakfast Area
- Cloakroom
- Three Bedrooms
- En-Suite To Master
- Good Sized Driveway
- Great Scope To Extend (STP)





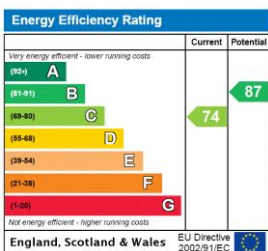
Approximate Gross Internal Area 925 sq ft – 86 sq m
 Ground Floor Area 389 sq ft – 36 sq m
 First Floor Area 389 sq ft – 36 sq m
 Garage Area 147 sq ft – 14 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.



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