



## Freshers Grove, Earley, Reading, RG6 1FA

£3,495 per month *Furnished, Unfurnished*

4 1 3

Stunning four bedroom detached house built by Cala Homes in 2016 located in the popular Parklands development. The substantial living accommodation is arranged over three floors with the ground floor accommodation comprising of a high spec fitted kitchen with breakfast area, large reception room with doors opening out to the garden and cloakroom. On the first floor there are three double bedrooms one with a four piece en suite and a three piece family bathroom. The second floor boasts a large master bedroom with dressing room area and en suite shower room. The property further benefits from a garage, driveway and large private rear garden. Available now. Furnished or unfurnished.

### KEY FEATURES

- Four bedroom detached house
- Set over three floors
- Three bathrooms
- Garage & driveway
- Large private garden
- Available 20th December
- Furnished or unfurnished



Reading

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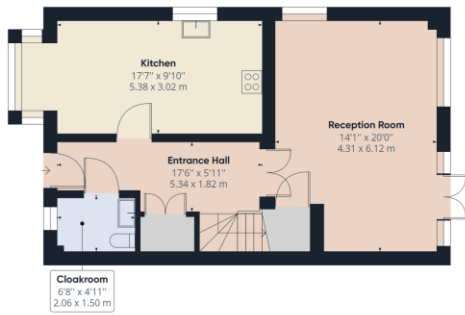




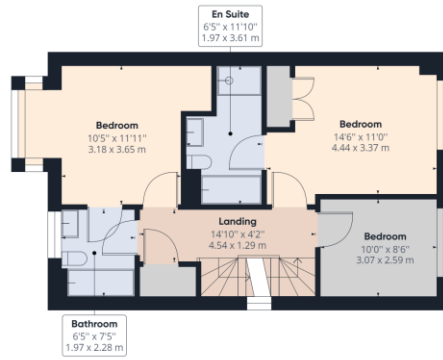


## MATERIAL INFO

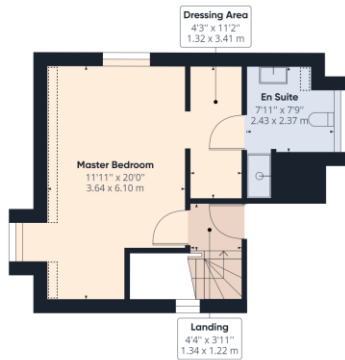
**Deposit:** £4,032.69  
**Holding Deposit:** £806.53  
**Council Tax Band:** F  
**EPC rating:** B



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area<sup>(1)</sup>

1661.78 ft<sup>2</sup>

154.38 m<sup>2</sup>

Reduced headroom

14.59 ft<sup>2</sup>

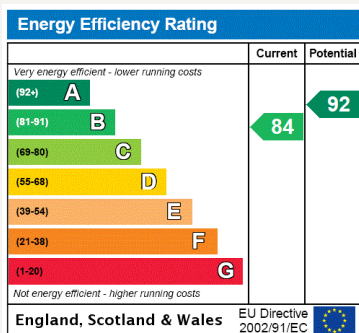
1.36 m<sup>2</sup>

(1) Excluding balconies and terraces

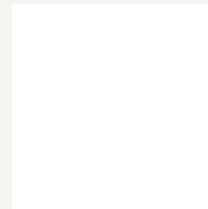
Reduced headroom  
(below 1.5m/4.92ft)

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



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<https://www.winkworth.co.uk/rent/property/REA220099>

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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