



CHURCH ROAD, EARLEY, READING, BERKSHIRE, RG6 1HQ  
OFFERS IN EXCESS OF £550,000 FREEHOLD

## A DETACHED 3 BEDROOM HOME ON A LARGE CORNER PLOT BEING SOLD WITH NO CHAIN COMPLICATIONS

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## DESCRIPTION:

This extended 1930's three bedroom detached family home is set on a generous corner plot and offers huge potential to remodel and extend (subject to the usual planning permissions). The property is in liveable condition now and offers the new owners the opportunity to create a fantastic family home in an excellent location. Located close to a host of local amenities including, St. Paul's Primary, Bulmershe secondary, a number of excellent public schools, shops and parks. For transport links Early train station which is on the Waterloo line is just 1.1 miles away, the number 17 runs regularly from the Wokingham Rd (0.6 miles away) and the A329(M) gives access to the M4 at junction 10 a few minutes' drive away. This attractive home has an ample front garden surrounded by a brick wall and a generous rear garden with double gates accessed from Palmerstone Road offering off road parking for several vehicles to the rear and potential to add a garden room/garage. Ground floor accommodation comprises a living room with a feature bay window, a large (28ft.) reception to the rear of the house with access to the

garden and a spacious fitted kitchen/breakfast room with side access which along with the second reception room has been extended. A cloakroom under the stairs completes the ground floor. On the first floor there are three bedrooms and a re-fitted bathroom with bath and separate shower cubicle. This superb house with bags of potential is being sold with not chain complications and an early viewing is highly recommended.

## AT A GLANCE

- 3 Bedroom 1930's detached home
- Generous Corner Plot
- Extended to the Rear
- Further Potential to Extend and Re-model
- Off Road Parking Via Wooden Gates Accessed From the Rear of The House
- Two Generous Reception Rooms
- Large Kitchen/Breakfast Room
- Sought After Location Close to Amenities and Transport Links
- No Chain



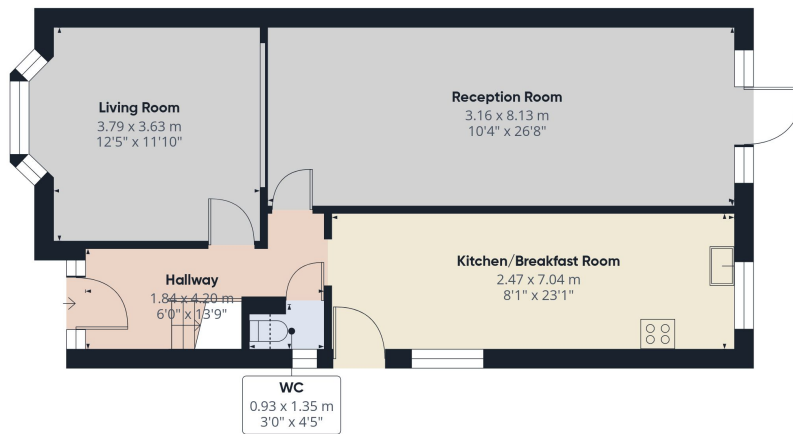












Ground Floor



Floor 1

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

108.1 m<sup>2</sup>  
1163 ft<sup>2</sup>

Reduced headroom

0.3 m<sup>2</sup>  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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

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

71 C

83 B

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