



Winkworth

for every step...

Freshers Grove, Earley, Reading, RG6 1FA

£3,395 per month *Furnished*

Modern four bedroom detached house in Earley. Available now.

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.

4 1 3

KEY FEATURES

- Four bedroom detached house
- Set over three floors
- Three bathrooms
- Garage & driveway
- Large private garden
- Council tax band F
- Available now
- Furnished



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MATERIAL INFO

Deposit: £3,917.31

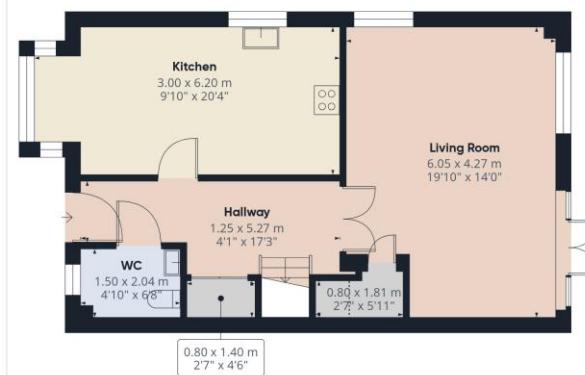
Holding Deposit: £783.46

Council Tax Band: F

EPC rating: B



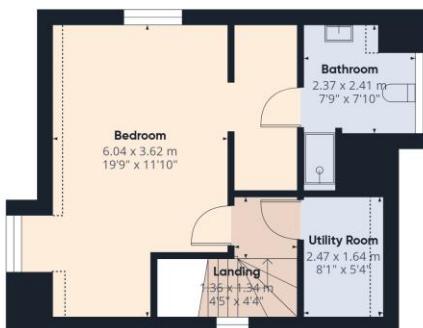
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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
150 m²
1613 ft²

Reduced headroom
2.4 m²
26 ft²

(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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

<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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