

2 LANESBOROUGH LANE, READING, BERKSHIRE, RG2 6BS  
**£700,000 FREEHOLD**

## A BRAND NEW FOUR BEDROOM SEMI DETACHED HOME IN A SOUGHT AFTER LOCATION

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## DESCRIPTION:

This four bedroom semi-detached home is being sold via a contract assignment. This brand new home provides fantastic adaptable living space with accommodation arranged over three floors. There is a wonderful kitchen diner along with a family room/snug. The first floor has a living room with double doors leading to the balcony. This floor also has a main bedroom with ensuite the second floor has three further bedrooms and an additional ensuite along with a family bathroom.

AGENTS NOTE THE PROPERTY IS NOT BEING SOLD ON BEHALF OF BERKELEY ST EDWARDS.

THE INTERNAL PHOTOS ARE NOT OF THE PROPERTY OFFERED FOR SALE AND ARE OF A SIMILAR PROPERTY FOR GUIDENCE PURPOSES ONLY

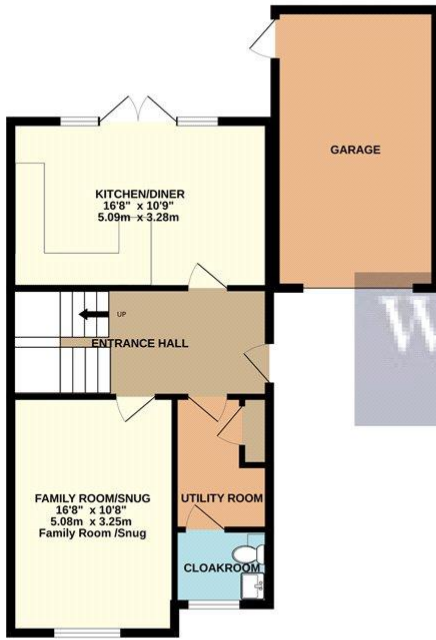
## AT A GLANCE

- Four bedrooms
- Two en suites
- Family bathroom
- Kitchen/Diner
- Ground floor cloakroom
- First floor living room with balcony
- Gardens
- Garage with driveway parking

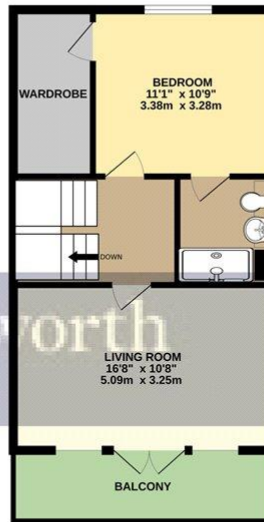




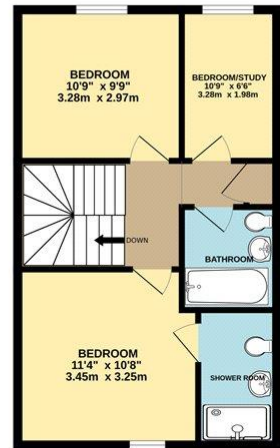
GROUND FLOOR  
726 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



2ND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 1668 sq.ft. (154.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

There is an estate charge which at the moment are £0.42 per sq ft ( based on an approx total area of 1,533 sq ft ) but this is subject to change.

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