

Listed In Feb 2012



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Originally listed for

**£350,000**

4 bed semi-detached house for sale Beech Lane, Earley, Reading RG6

Chain free

4 beds

### About this property

- ✓ Character Semi Detached Home
- ✓ Two Reception Rooms
- ✓ Master Bedroom with Ensuite
- ✓ Study
- ✓ Driveway Parking
- ✓ Cloakroom
- ✓ Kitchen
- ✓ Three Further Bedrooms
- ✓ **Garage Converted into a room**

### Summary

Public Notice - 19 Beech Lane, Earley, Reading, Berkshire RG6 5PT.

We have received an offer of £350,000 on the above property. Any interested parties must submit any...

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#### **Entrance Hall**

Front door, stairs leading to the first floor, understairs storage cupboard, two radiators, hardwood floor.

#### **Cloakroom**

Suite comprising low level W.C., wash hand basin with tiled splashback, radiator, hardwood floor.

#### **Lounge 15' 10" max x 16' 6" max ( 4.83m max x 5.03m max )**

Rear aspect window, patio doors leading to the rear garden, character fireplace with gas fire, hardwood floor, radiator.

#### **Dining Room 11' 9" into bay x 10' 9" max ( 3.58m into bay x 3.28m max )**

Front aspect window, character fireplace, radiator, wall lights, television point, hardwood floor.

#### **Kitchen 13' x 10' 9" ( 3.96m x 3.28m )**

Rear aspect windows, fitted with a matching range of eye and base level units with rolled edge work surfaces incorporating one and a half bowl sink unit with mixer tap, tiled splashback, built in gas oven and stainless steel cooker hood over, space for fridge/freezer, radiator, tiled floor, door leading to the side, door to garage, door to lean to.

#### **Landing**

Access to loft space.

#### **Bedroom One 11' x 10' 2" max ( 3.35m x 3.10m max )**

Two rear aspect windows, fitted wardrobe, two radiators, hardwood floor.

#### **Ensuite Bathroom**

Side aspect window, suite comprising panel enclosed bath with mixer tap and shower attachment, wash hand basin with tiled splashback, low level W.C., shaver point, radiator, downlighters, part tiled walls.

#### **Bedroom Two 12' 4" into bay x 9' 3" max ( 3.76m into bay x 2.82m max )**

Front aspect bay window, fitted wardrobe, radiator, hardwood floor.

#### **Bedroom Three 10' 9" x 9' 10" ( 3.28m x 3.00m )**

Rear aspect window, fitted wardrobe, radiator, hardwood floor.

#### **Bedroom Four 10' 9" x 6' 10" ( 3.28m x 2.08m )**

Two front aspect windows, fitted wardrobe, radiator, hardwood floor.

#### **Study 6' 3" max x 5' 9" max ( 1.91m max x 1.75m max )**

Front aspect window, fitted wardrobe, radiator, hardwood floor.

#### **Shower Room**

Rear aspect window, suite comprising shower cubicle with wall mounted shower, wash hand basin with tiled splashbacks, low level W.C., shaver point, heated towel rail.

#### **Garage 12' 8" x 10' 10" ( 3.86m x 3.30m )**

The garage has been converted into a room, light and power.

#### **Front Garden**

To the front of the property there is a crazy paved driveway providing off road parking for 4 cars.

#### **Rear Garden**

To the rear of the property there is a patio area leading to the lawn, brick built shed, shrub borders, enclosed by panel fencing.