

The Estate Agent People Recommend

# WentWorth

Estate Agents

5 Hilbury Road,  
Earley  
RG6 5PU

Price guide £499,950



Wentworth Estate Agents are delighted to offer this DETACHED TWO BEDROOM BUNGALOW in a sought after location close to Maiden Erlegh bowling club in Beech Lane and Whiteknights indoor bowling club .

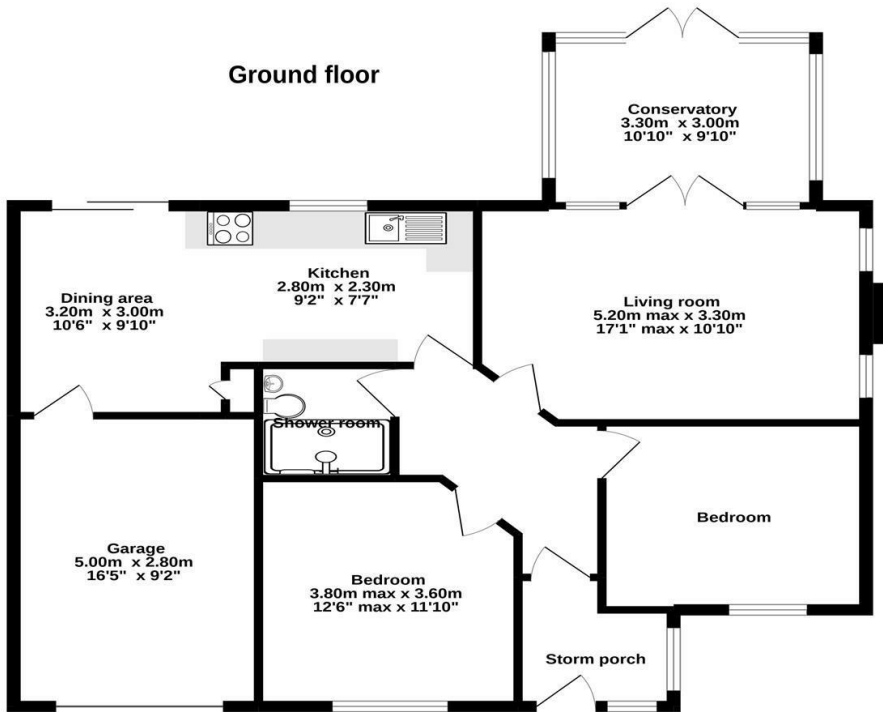
The property benefits with a porch area leading into a good size entrance hall, 17ft living room with gas fireplace and double doors leading into the conservatory, kitchen/dining room is accessed from the hallway with plenty of eye and base level units and sliding doors to the garden. Two double bedrooms at the front of the property and a fully tiled shower room with WC, wash hand basin and large shower.

Further benefits include, garage, parking at the front for multiple cars, good size private garden laid to lawn and a decking area from the conservatory and a shed. Earley train station is under 1 mile and there is good access to the M4 and Reading centre. Also located in Maiden Erlegh catchment area.

NO ONWARD CHAIN.

## ACCOMMODATION

- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- PLENTY OF PARKING AT THE FRONT
- GARAGE
- KITCHEN / DINING ROOM
- TWO RECEPTION ROOMS
- GOOD SIZE GARDEN
- UNDER 1 MILE TO EARLEY STATION
- NO ONWARD CHAIN



TOTAL FLOOR AREA : 70.0 sq.m. (753 sq.ft.) 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

