



24 Lea Close, Reading, RG30 3NB
Guide Price £425,000 Freehold

sansome & george
Residential Sales & Lettings

- No Onward Chain
- Sought After Kennet Valley Location
- Living Room Opening To Dining Room
- Potential Home Office Or Playroom
- Backing Onto Linear Park East
- Four Bedroom Semi Detached Home
- Ample Driveway Parking
- Detached Garage With Storage Area
- Landscaped Rear Garden
- Close To Reading Town Centre And M4 Links

Offered to the market with the added advantage of no onward chain complications is this popular four bedroom semi detached home, situated within the sought after Kennet Valley area on the outskirts of Reading. The property is conveniently located approximately three miles from Reading Town Centre and Junction 11 of the M4 Motorway, whilst also benefiting from easy access to frequent bus services, local shops and supermarkets, Prospect Park, reputable schools and the picturesque River Kennet. The surrounding countryside and nearby riverside pub further enhance this desirable location.

The accommodation comprises an entrance hall with stairs rising to the first floor, cloakroom, living room opening into the dining room with sliding doors leading onto the landscaped rear garden, and a kitchen fitted with a range of storage cupboards and work surface areas, together with a UPVC door providing further access to the rear garden. To the first floor are four bedrooms, all served by a family bathroom. Further benefits include gas central heating and UPVC double glazed windows throughout.

Externally, the property benefits from ample driveway parking to the front, together with a car port and a detached garage. The garage features a partitioned rear section, providing an ideal space for a home office, hobby room or playroom. The mature landscaped rear garden is predominantly laid to lawn with a variety of established plants and shrubs to the borders, complemented by a patio area perfect for outdoor entertaining. A particular feature of the property is its enviable position backing directly onto Linear Park East and the Holy Brook, offering attractive green surroundings, a pleasant outlook and a high degree of privacy.

There is also a detached garage which has been divided to provide storage to the front section, whilst the rear section offers excellent potential for use as a home office, hobby room or playroom.

Please contact Sansome & George Estate Agents for further information or to arrange a viewing appointment.

Reading Borough Council Tax Band D.

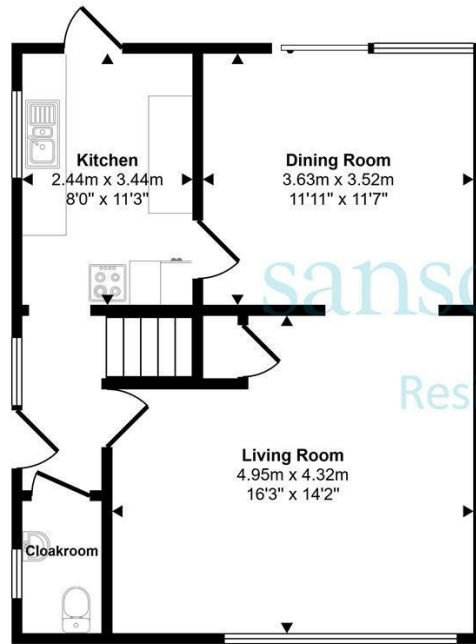
Purchasers Note:-

Please note that some photographs within these sales particulars may have been digitally enhanced to improve presentation, including the removal of temporary items, clutter and personal belongings. The images remain a fair representation of the property and no structural alterations have been made.

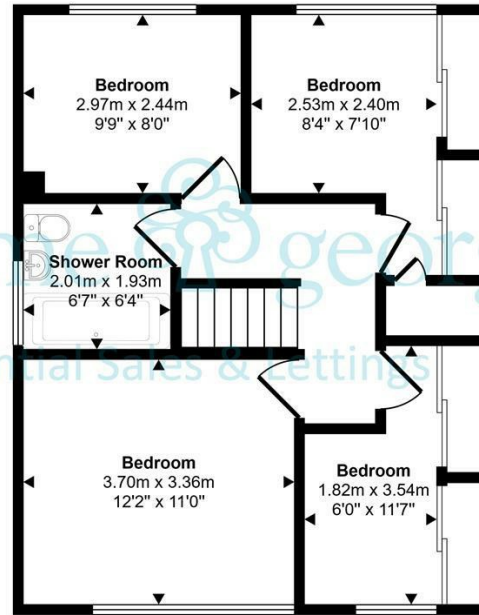
Prospective purchasers should satisfy themselves as to the condition, size, layout and features of the property through inspection and their own enquiries.



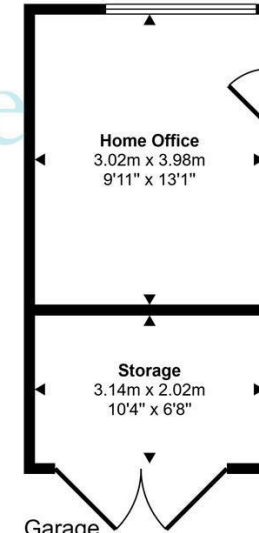
Approx Gross Internal Area
119 sq m / 1286 sq ft



Ground Floor
Approx 50 sq m / 535 sq ft



First Floor
Approx 51 sq m / 547 sq ft



Garage
Approx 19 sq m / 204 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

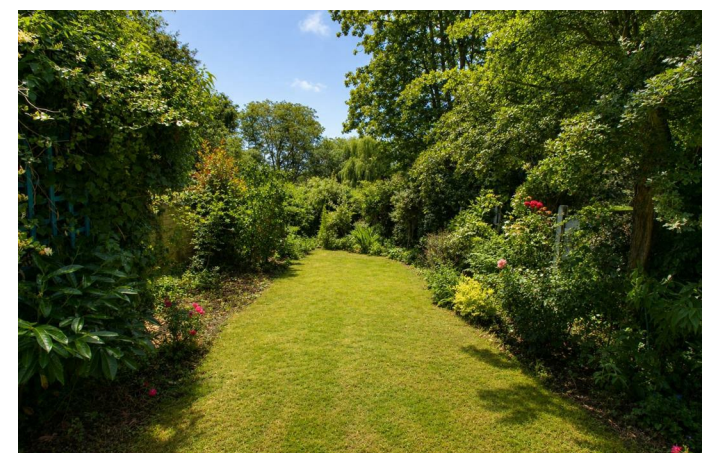


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

sansome  george
Residential Sales & Lettings