

Property ref: 74614

# Bridges Grove, Earley, Reading, RG6 1FG

£455,000

**HASLAM'S**  
Sales



A stunning link-detached TA Fisher built home which forms part of a small select development in an established residential setting in Earley, close to Thames Valley Business Park. This well-planned home has been finished to a high standard and benefits from three good sized bedrooms whilst the ground floor incorporates a fitted kitchen-breakfast room alongside a pleasant sitting room with garden aspect. Conveniently positioned for access to A4 & M4 as well as local bus routes providing easy access to Reading town centre with its mainline station and Oracle shopping centre. The centres of Woodley, Twyford and Sonning are nearby and access to pleasant thameside walks is within close proximity.

- Three bedrooms, master with en-suite shower
- Sitting room with double doors to garden
- Well-fitted kitchen-breakfast room with appliances
- Three piece bathroom suite with separate WC
- Garage and driveway parking; EPC rating: B
- Alarm; Double glazing; Gas central heating

**Sitting Room**

4.85m (15'11) x 4.37m (14'4)

**Kitchen/Breakfast Room**

3.86m (12'8) x 2.44m (8')

**Bedroom One**

4.14m (13'7) x 3.78m (12'5)

**Bedroom Two**

4.17m (13'8) x 2.69m (8'10)

**Bedroom Three**

4.11m (13'6) x 2.82m (9'3)

**Kitchen Specification**

Gas hob, electric oven, washing machine, dishwasher and fridge freezer

**Garden**

A paved patio area leads to a well maintained lawned garden with a useful storage shed and door to the garage.

**Garage**

Single length with power and light and driveway parking for two vehicles.

**General Note**

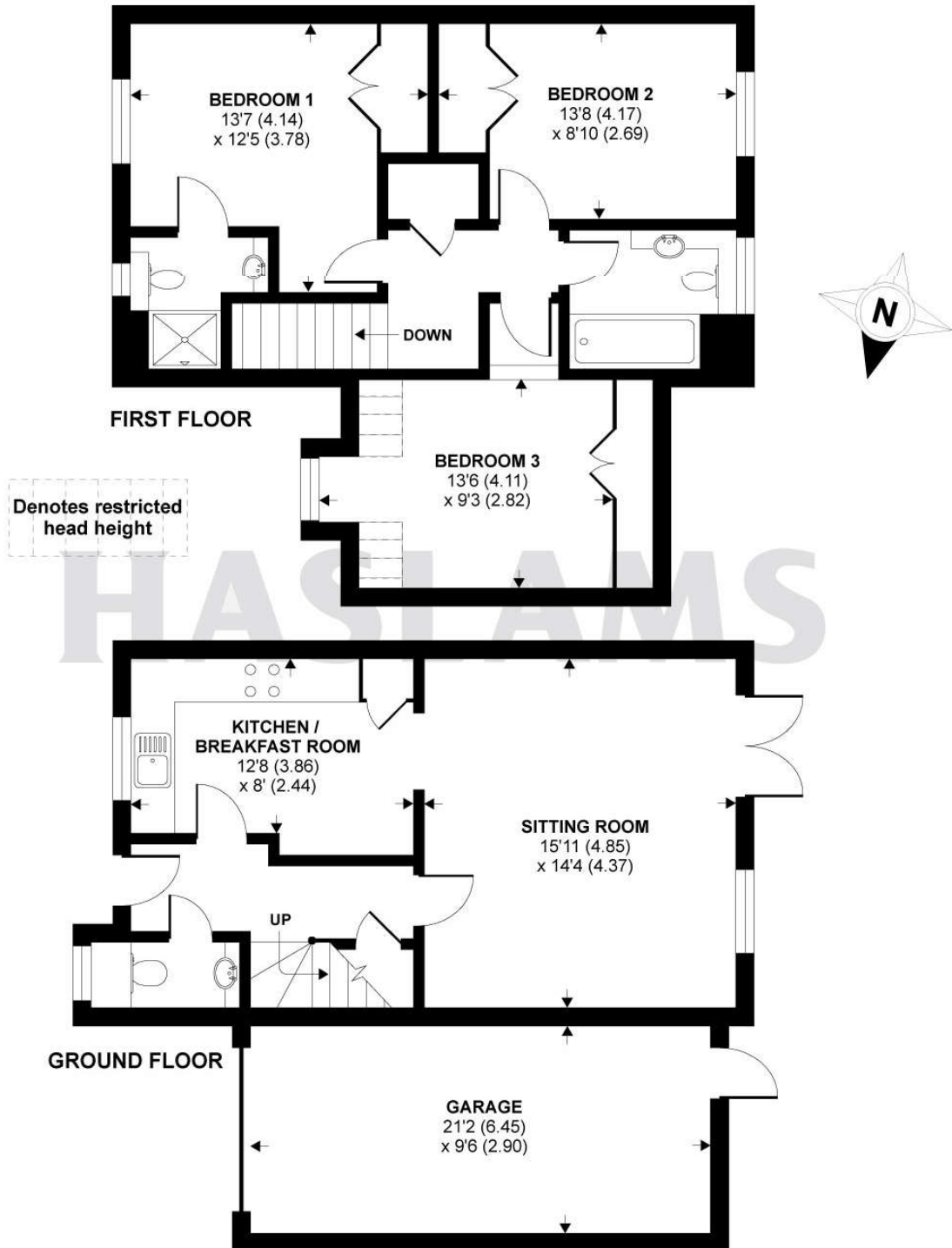
Local Authority: Wokingham District Council

Council Tax Band: E



# Bridges Grove, Reading, RG6

APPROX. GROSS INTERNAL FLOOR AREA 1021 SQ FT 94.8 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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