



Watersfield Close, Lower Earley Reading RG6 4DF

welcome to

Watersfield Close, Lower Earley Reading

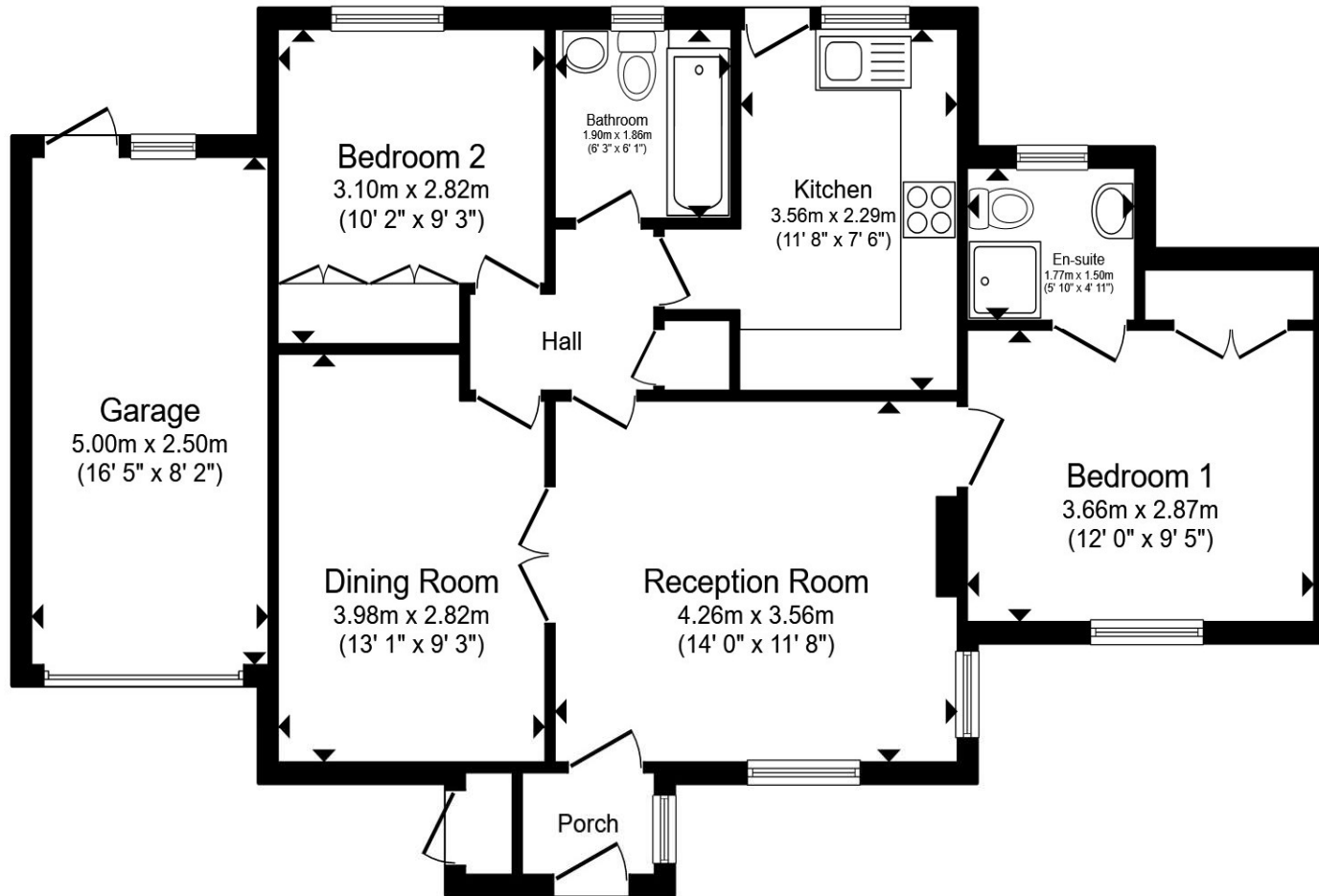
The property is situated in a popular cul-de-sac position within the Lower Earley Development and is ideally located within Walking Distance of the Asda Complex, Loddon Valley Leisure Centre and local doctors surgeries and pharmacy.

The area is well known for its highly regarded Primary and Secondary schools.

Local Bus Routes are located nearby and offer regular bus routes into Reading Town Centre which offers a variety of shops, cafes and riverside restaurants.

Access to road networks such as the A329M, M4 and A33 to Basingstoke are all easily accessible.





Total floor area 80.2 m² (864 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- No onward chain.
- Located close to amenities.
- Mature enclosed garden.
- Driveway and Garage.
- Rarely available.

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£500,000



Please note the marker reflects the
postcode not the actual property

view this property online rogerplatt.co.uk/Property/LOE109272



Property Ref:
LOE109272 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Roger Platt is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


roger platt



0118 987 6767



LowerEarley@rogerplatt.co.uk



Asda Complex Chalfont Way , Lower Earley,
READING, Berkshire, RG6 5HQ



rogerplatt.co.uk