



Bespoke
ESTATE AGENTS

1 Bramley Close, Earley
In Excess of £600,000



1 Bramley Close

Earley, Reading

Rare opportunity! Impressive 3-bed detached house in sought-after area, Aldryngton & Maiden Erlegh schools catchment. Spacious living area, potential to extend, large corner plot garden, no onward chain. Garage, ample parking, and serene garden for outdoor living. Ideal home for a growing family, those wanting to create a home of their own with peaceful surroundings.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Highly Desirable & Sought After Location
- Aldryngton & Maiden Erlegh School Catchment
- Scope to improve, potential to extend
- Corner Plot Garden
- Ground Floor Cloakroom
- 19' Living Room
- Garage & Ample Off Road Parking
- Three Good Size Bedrooms
- Walk To Maiden Erlegh Lake & Nature Reserve

Entrance Hall

Stairs to first floor landing, doors to living room, kitchen, garage and cloakroom.

Cloakroom

Side aspect, W.C. hand basin.

Living Room

19' 0" x 12' 2" (5.79m x 3.72m)

A light and bright, triple aspect room, with window to front, feature bay window to side, and sliding patio doors onto rear garden.

Kitchen Breakfast Room

14' 4" x 10' 9" (4.37m x 3.28m)

Dual aspect room, with twin windows over looking rear garden, further door to side. Fitted with a range of eye and base level units, work tops over, inset sink and space for domestic appliances. Two built in pantry storage cupboards, floor mounted boiler for central heating.

Landing

Rear aspect window over looking garden, doors to bedrooms and bathroom. Built in airing cupboard housing tank and controls for solar panels, further built in storage cupboard. Access to loft.

Bedroom One

16' 9" x 11' 1" (5.10m x 3.37m)

Dual aspect room with large window to front, twin windows to side.

Bedroom Two

12' 2" x 10' 0" (3.71m x 3.06m)

Side aspect, door to walk in eaves storage space.

Bedroom Three

9' 1" x 7' 9" (2.78m x 2.36m)

Dual aspect, with side to side and window over looking rear garden.





Bathroom

6' 4" x 5' 4" (1.93m x 1.63m)

Currently set up as a Shower room, but large enough to house a standard bath. Side aspect, walk in corner shower cubicle, W.C. tiled walls, tiled floor.

Front Garden

Open plan, corner plot garden with pathway to front door, various shrubs.

Rear Garden

A fully enclosed, good size private garden, with side pedestrian access. Paved patio area, lawned garden with various flowers and shrubs.

Garage

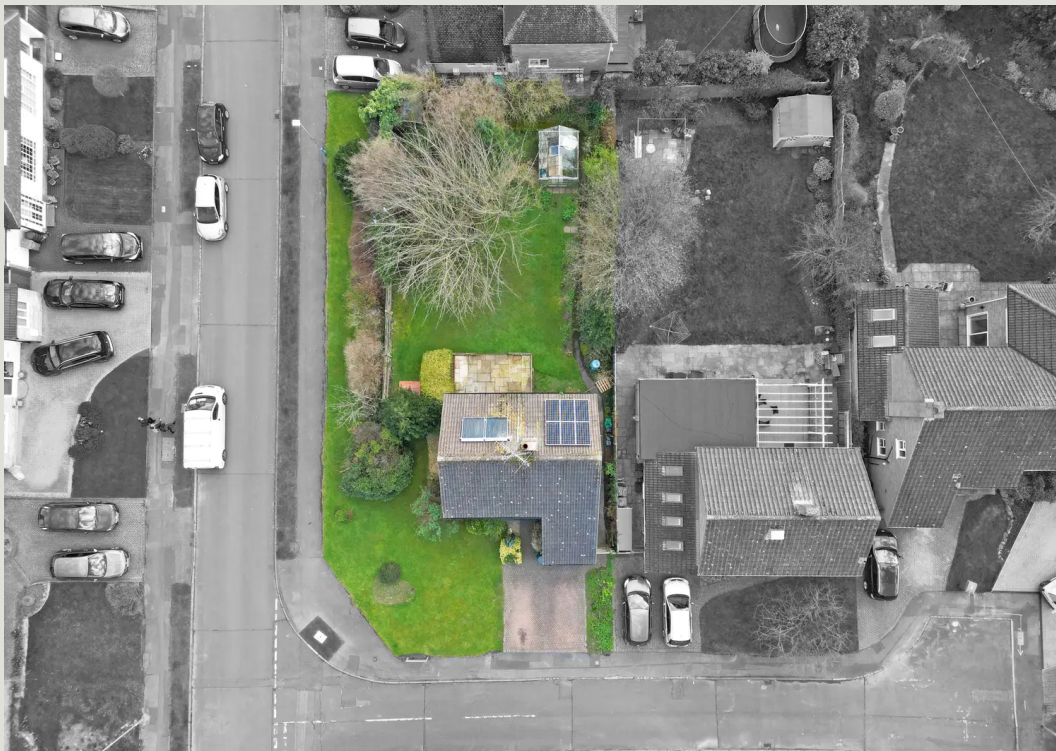
16' 4" x 8' 6" (4.97m x 2.58m)

Up and over door, light and power, personal door to entrance hall.

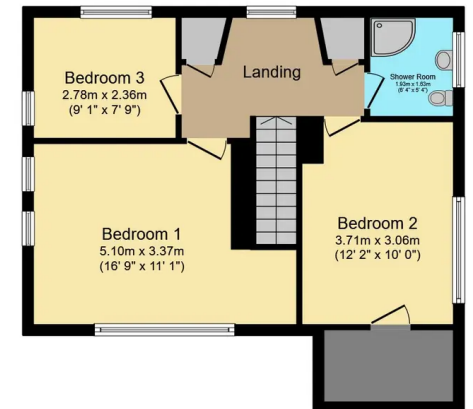
Driveway

Double width driveway leads to garage, providing off road parking.





Ground Floor



First Floor

Total floor area 111.0 m² (1,194 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox