



**Bespoke**  
ESTATE AGENTS

7 Coriander Way, Earley  
£550,000



## 7 Coriander Way

Earley, Reading

Charming 3 Bedroom family home in sought-after "Herbs & Spices" location. Offers spacious interior, fitted kitchen, south-westerly garden, garage, off-road parking. Ideal residence with no on ward chain. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Highly Desirable "Herbs & Spices" On The Earley/Lower Earley Borders
- Nearly 1,000 Sq Ft of Accommodation Set In A Quiet Cul De Sac
- Three Double Bedrooms
- Two Separate Reception Rooms
- Ground Floor Cloakroom & En-Suite To Principle Bedroom
- Fitted Kitchen Breakfast Room
- Private Enclosed South Westerly Aspect Garden
- Walking Distance Of A Host Of Local Amenities
- Garage And Off Road Parking
- No Onward Chain Complications

## Entrance Hall

Accessed via double glazed front door, built in storage cupboards, doors to living room and cloakroom, stairs to first floor.

## Cloakroom

Front aspect via double glazed window. A modern fitted white suite with hand basin, tiled splash backs, W.C. radiator.

## Living Room

16' 9" x 12' 4" (5.11m x 3.77m)

Front aspect via feature bow bay double glazed window.

Feature living flame gas fire with ornate surround, radiators, built in storage cupboard, doors to kitchen and dining room.

## Dining Room

9' 4" x 9' 3" (2.84m x 2.83m)

Rear aspect via French Doors to patio, radiator.

## Kitchen

12' 4" x 9' 3" (3.76m x 2.82m)

Rear aspect via double glazed window and door over looking garden. Fitted with a range of matching eye and base level units, integrated wine rack, work tops over with tiled splash backs. Inset sink, space for Rangemaster cooker with hood over, further domestic appliance space. Tiled floor, radiator.

## First floor landing

Window to side, built in airing cupboard, access to loft, doors to bedrooms and bathroom.

## Bedroom One

12' 6" x 9' 7" (3.80m x 2.93m)

Rear aspect via double glazed window over looking garden, built in wardrobes, radiator, door to en-suite.

## En-Suite

Rear aspect via double glazed window. A fitted white suite with walk in corner shower cubicle, W.C. wash hand basin, part tiled walls, radiator.



Bespoke



B



#### **Bedroom Two**

12' 2" x 8' 2" (3.72m x 2.50m)

Front aspect via double glazed window, radiator.

#### **Bedroom Three**

10' 7" x 8' 11" (3.22m x 2.72m)

Front aspect via double glazed window, built in wardrobes, radiator.

#### **Bathroom**

Side aspect via double glazed window, a fitted white suite with enclosed bath, tiled surrounds, mixer taps and shower attachment over, wash hand basin, W.C. towel rail, part tiled walls. Tiled floor.

#### **Front Garden**

Driveway leading to garage providing off road parking, path to front door, remainder is mainly laid to lawn with shrubs.

#### **Rear Garden**

A fully enclosed, private garden, non overlooked from the rear, enjoying a south westerly aspect. With full width paved patio area, leading on to lawned garden, various flowers and shrubs. Personal door to garage.

#### **GARAGE**

##### **Single Garage**

Attached to the side of the property, with up and over door, eaves storage, light and power. Wall mounted boiler for central heating, personal door to rear garden.

#### **DRIVEWAY**

##### **2 Parking Spaces**

Driveway providing off road parking.





**Bespok**  
ESTATE AGENT

