



Bespoke  
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10 Faygate Way, Lower Earley  
£450,000



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## 10 Faygate Way

Lower Earley, Reading

A well presented three bedroom link detached home, centrally located in the popular Lower Earley area. The property offers a bright living room with dual aspect windows, a kitchen dining room opening into a conservatory with radiator for year round use, and an enclosed rear garden. Upstairs are two double bedrooms, a single bedroom, and a family bathroom. Further benefits include an attached garage, off road parking, and excellent access to the Asda complex, bus routes, Loddon Valley Leisure Centre, and transport links to Reading and Wokingham Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three bedroom link detached home in a popular Lower Earley location
- Bright living room with windows to front and side
- Kitchen dining room with direct access to the conservatory
- Conservatory with radiator providing year round usable space
- Two double bedrooms plus a third single bedroom
- Family bathroom with bath and shower over
- Enclosed rear garden with patio and lawn
- Attached Garage and Ample Off Road Parking
- Centrally located for Asda complex, bus routes and local amenities
- Close to Loddon Valley Leisure Centre and excellent transport links



### Entrance Proch

A UPVC and double glazed entrance porch providing shelter and a practical buffer space before entering the home, ideal for coats and shoes.

### Living Room

16' 7" x 13' 4" (5.05m x 4.06m)

A bright and well proportioned main reception room with windows to both the front and side, allowing plenty of natural light throughout the day. The space offers comfortable room for seating and media furniture and benefits from a built in under stairs storage cupboard, ideal for keeping the room practical and clutter free.

### Kitchen/Dining Room

16' 7" x 10' 0" (5.05m x 3.05m)

Positioned to the rear, this combined kitchen and dining space works well for modern family life. The kitchen is fitted with a range of units and work surfaces, with space for appliances, while the dining area comfortably accommodates a table for everyday meals. A door opens directly into the conservatory, extending the living space further.

### Conservatory

15' 7" x 10' 6" (4.75m x 3.21m)

A bright and well proportioned conservatory overlooking the rear garden, providing a versatile additional reception space. The room benefits from a radiator, making it comfortable for use throughout the year, and features double doors opening directly onto the garden, creating a strong connection between inside and out.

### Landing

Has doors to bedrooms and bathroom, as well as built in airing cupboard and access to loft.

### Bedroom 1

10' 9" x 10' 0" (3.28m x 3.05m)

A comfortable double bedroom positioned to the front of the property, offering space for a double bed and additional bedroom furniture. The room benefits from built in mirrored wardrobes providing excellent storage and a window to the front allowing plenty of natural light.





### Bedroom 2

10' 0" x 9' 9" (3.05m x 2.97m)

A well proportioned bedroom positioned to the rear of the property, enjoying a pleasant outlook over the garden. The room offers space for a double bed and additional bedroom furniture, making it ideal as a second bedroom, guest room, or home office.

### Bedroom 3

7' 8" x 6' 4" (2.34m x 1.93m)

A single bedroom positioned to the front of the property, ideal as a child's room, nursery, or home office. The room benefits from a built in storage cupboard and a front facing window providing natural light.

### Bathroom

6' 9" x 6' 3" (2.05m x 1.91m)

A family bathroom fitted with a white suite comprising a panelled bath with shower over and glazed screen, wash hand basin, and WC. The room benefits from a window providing natural light and ventilation.

### Garage

17' 0" x 8' 0" (5.18m x 2.44m)

Attached to the side of the property, with light and power, up and over door, eaves storage and personal door to rear garden.







## FRONT GARDEN

Set back from the road, the property features a private driveway providing off road parking and access to the attached garage. The frontage is smart and well presented, with a pathway leading to the covered entrance and an established boundary offering a pleasant sense of separation from the road.

## REAR GARDEN

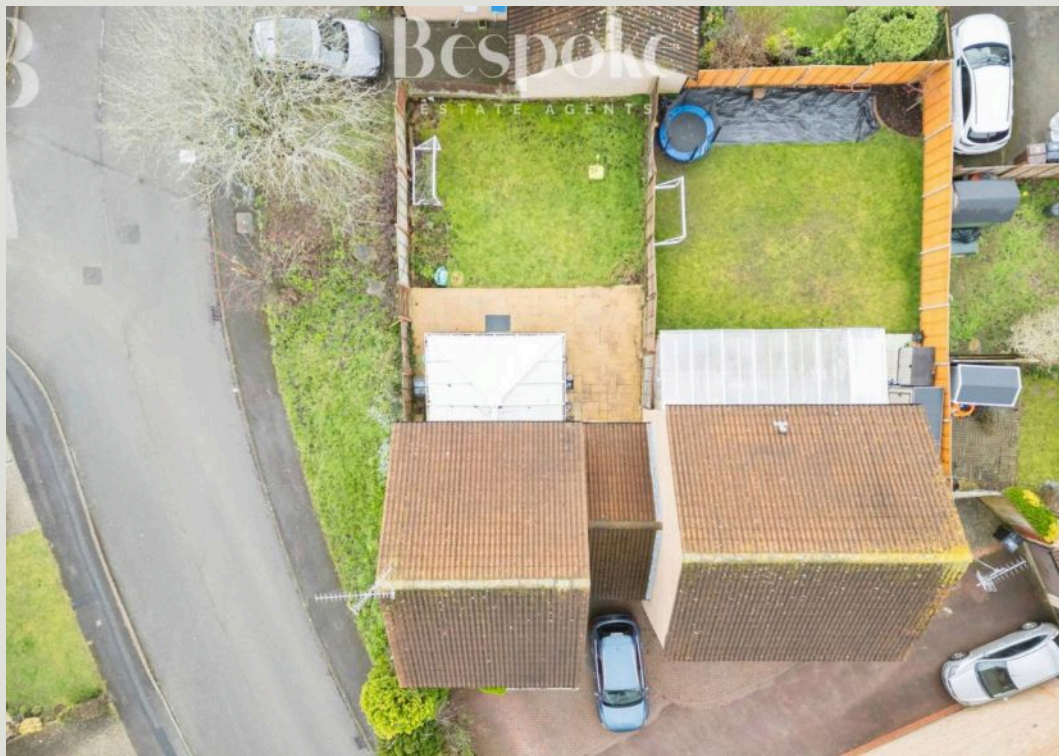
The enclosed rear garden is mainly laid to lawn with a patio seating area directly accessed from the conservatory, ideal for outdoor dining and entertaining. The garden also benefits from a door providing access to the garage and a side gate, offering convenient external access and additional practicality.

## Garage

Garage and driveway parking.







**Ground Floor**  
Floor area 68.6 sq.m. (739 sq.ft.)



**First Floor**  
Floor area 36.1 sq.m. (389 sq.ft.)

**Total floor area: 104.8 sq.m. (1,128 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)