



**Durand Road, Earley Reading RG6 5YT**



**welcome to**

## **Durand Road, Earley Reading**

This link detached family home is beautifully presented and benefits from kitchen, large lounge with opening through to the dining area, ground floor bedroom three/study room, two bedrooms on the first floor and family bathroom. There is access to the garage from the garden which is located nearby.





Total floor area 83.0 sq. m. (893 sq. ft.) approx

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

Powered by [audioagent.com](http://audioagent.com)

## Entrance Hall

## Lounge

13' 5" x 12' ( 4.09m x 3.66m )

## Dining Room

12' 5" x 9' 9" ( 3.78m x 2.97m )

## Bedroom Three/study

10' 6" x 9' 9" ( 3.20m x 2.97m )

## Landing

## Bedroom One

13' 5" x 12' 5" ( 4.09m x 3.78m )

## Bedroom Two

11' 2" x 6' 10" ( 3.40m x 2.08m )

## Bathroom

## Enclosed Garden

## Garage With Access From Garden

welcome to

## Durand Road, Earley Reading

- Stunning Link Detached Home
- Kitchen, Lounge Opening through to the Dining Area
- Ground Floor Bedroom Three/Study Room
- Two Bedrooms on the first Floor, Bathroom
- Located within Walking Distance of Local Shops and Amenities

Tenure: Freehold EPC Rating: Awaited

guide price

**£420,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [rogerplatt.co.uk/Property/LOE106697](https://rogerplatt.co.uk/Property/LOE106697)



Property Ref:  
LOE106697 - 0002

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.



**0118 987 6767**



[LowerEarley@rogerplatt.co.uk](mailto:LowerEarley@rogerplatt.co.uk)



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



**[rogerplatt.co.uk](https://rogerplatt.co.uk)**