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**6 Instow Road, Earley, Reading, RG6 5QJ - Price £650,000**

A detached family home superbly positioned just yards from Maiden Erlegh Lake & Nature Reserve and within the Aldrynton and Maiden Erlegh catchments...





3 large bedrooms, family bathroom, downstairs cloakroom, living room, dining room, kitchen, study, garage, driveway parking, gardens extending to about 60ft by 40ft, double glazing, gas radiator central heating, no onward chain.



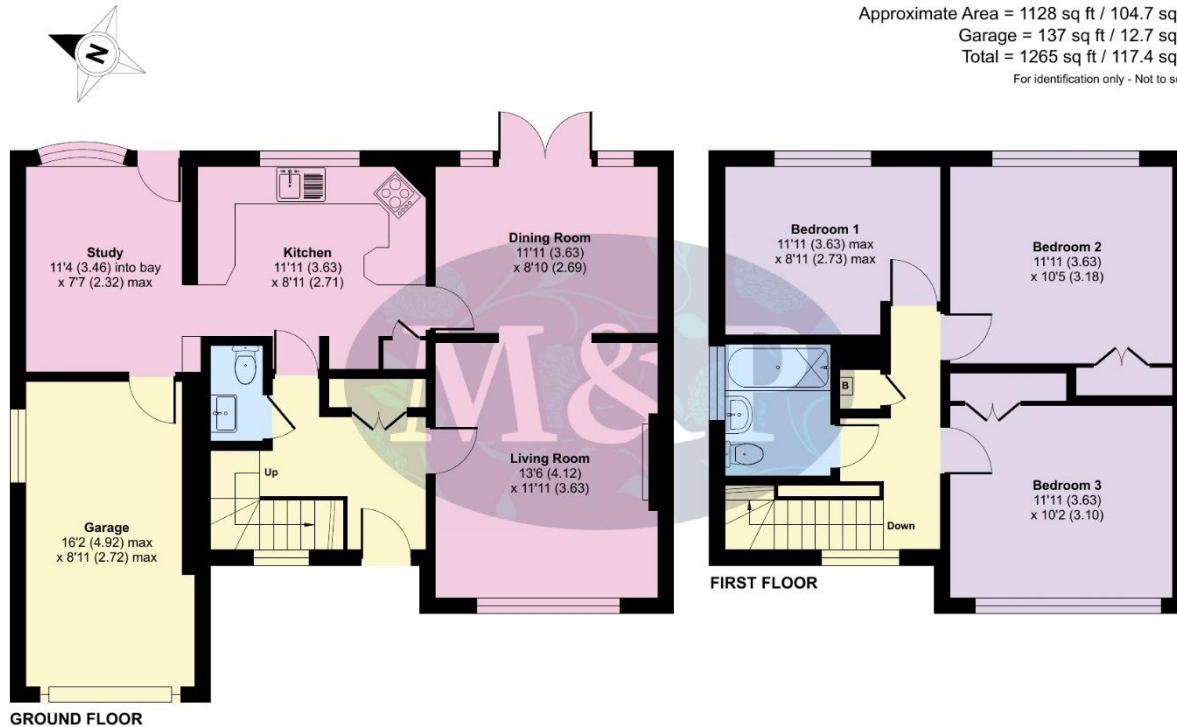
## Instow Road, Earley, Reading, RG6

Approximate Area = 1128 sq ft / 104.7 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1265 sq ft / 117.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Martin & Pole Reading. REF: 1335177

A two-storey detached house constructed by Gough Cooper with a small extension to the rear of the garage. Many properties of this style have been extended further, so it may well be that similar potential exists, subject to necessary consents.

This is a sought-after position in the catchments of highly regarded schools and not far from good local amenities.

There are bus services in the area providing access into Reading town centre, where the main line railway station provides services on the Elizabeth line, to Paddington, and to Waterloo which run through the nearby Earley Railway Station.

The M4 motorway can be accessed either at Junction 11, where there is also the A33 south to Basingstoke, as well as Green Park and its new railway station; or at Junction 10 where London then lies approximately 40 miles away and Heathrow Airport approximately 28 miles away.

**EER:** D66 **Council Tax:** E **Tenure:** Freehold

The Ofcom website provides information about broadband availability and mobile networks.

Services: All mains services are believed to be connected.

**IMPORTANT NOTICE:** We have endeavoured to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed and may change in the future, nor do they guarantee a place in the school. We have not checked whether any extension or alteration to the property complies with planning or building regulations. Distances are 'as the crow flies'. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Martin & Pole may, at your request, recommend to you a mortgage advisor or solicitor. The mortgage advisor may pay us a referral fee. The value of this fee can vary. We do not receive a referral fee from the solicitor.

**For further information or an appointment to view please contact our Earley branch on:**

**0118 926 4422 or [earley@martinpole.co.uk](mailto:earley@martinpole.co.uk)**



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