



**RICS**

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**Martin & Pole**

Established 1846

ESTATE AGENTS



**The Chestnuts, Elm Lane, Lower Earley, Reading, RG6 5UG**

**Price £700,000 Freehold**

# 5 bedroom, 3 reception room, 2 bathroom family detached house at the end of a private drive



Within the Radstock and traditional Maiden Erlegh catchment, very close to the local amenities.

Within easy reach of the University, junctions 10 & 11 of the M4, the ECMWF, Foster Wheeler and Green Park.

In addition to the sought after state schools there are various private and grammar schools in the area.

The drive, which is shared with just three other properties, leads down to a detached double garage with large front gardens beyond. These offer the opportunity for further extensive parking and the possibility of extension, subject to any necessary consents.

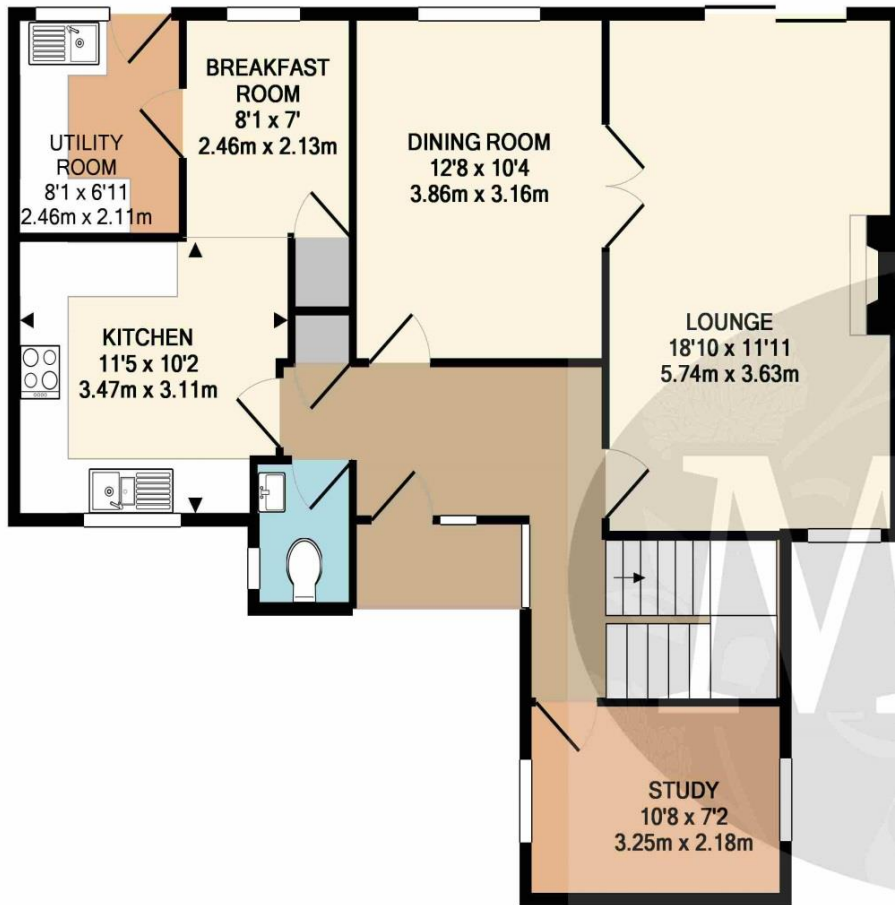
Regular bus services in the area travel into Reading town centre where there is a mainline railway station with fast services to Paddington and services to Waterloo which run through the nearby Earley railway station. Crossrail is due to open at Reading station in 2019.

EER: D57 Council Tax: G

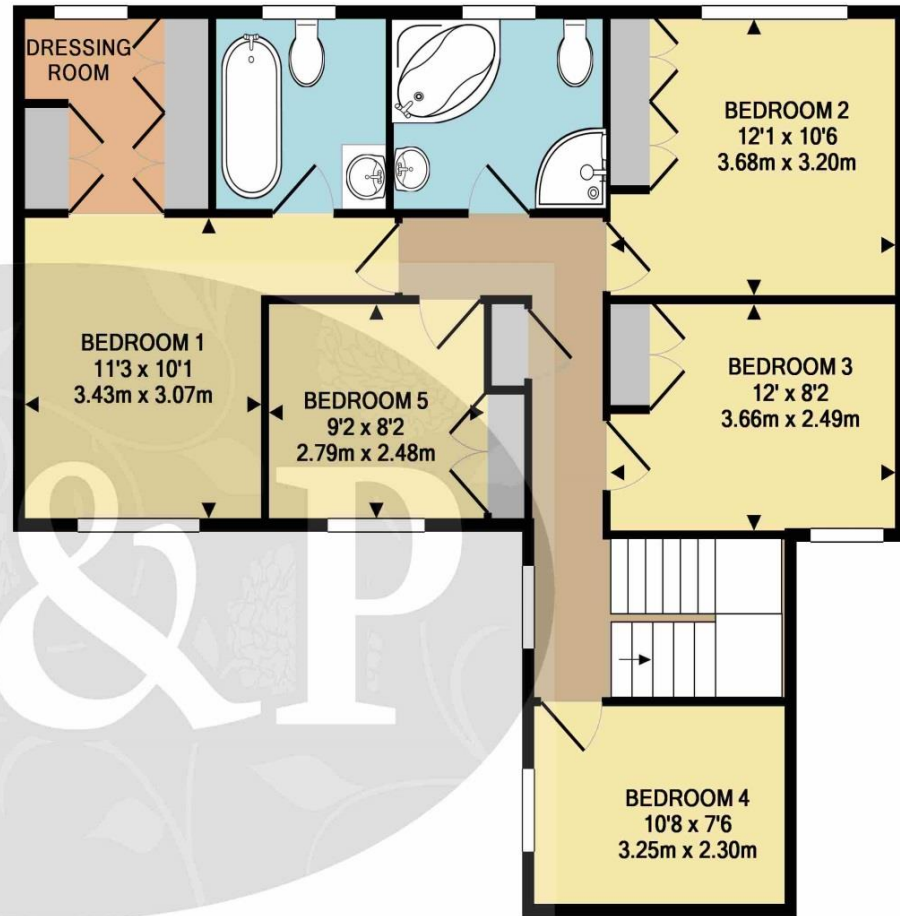
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For further information or an appointment to view please contact our Earley branch on 0118 926 4422 or [earley@martinpole.co.uk](mailto:earley@martinpole.co.uk)



GROUND FLOOR  
APPROX. FLOOR  
AREA 846 SQ.FT.  
(78.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 821 SQ.FT.  
(76.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1667 SQ.FT. (154.9 SQ.M.)

Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.

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