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Martin & Pole

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ESTATE AGENTS



19 Salcombe Drive, Earley, Reading, RG6 7HU

Price £565,000 Freehold

# 19 Salcombe Drive, Earley, Reading, RG6 7HU



With large southerly aspect gardens and no onward chain, within the Aldryngton and traditional Maiden Erlegh catchment and close to regular bus services, Earley Railway Station and the University.

Extended on the ground floor with potential for further enlargement subject to any necessary consents.

3 bedrooms, beautifully refitted bathroom, 3 reception rooms, stylish kitchen/breakfast room with bi-fold doors opening to the garden, cloakroom, garage, driveway, gas radiator central heating, double glazing.

Salcombe Drive is one of Maiden Erlegh's most coveted roads. The green verges and laurel hedges give the cul-de-sac a real character that distinguishes it from neighbouring roads.

The property lies just a few hundred yards from Reading University's Earley Gate and there are local shops available at the Three Tuns crossroads, or at The Parade. There are more extensive facilities at the Asda and Marks & Spencer complexes in Lower Earley, or at Woodley Precinct.

Reading Town Centre offers a wide selection of leisure and retail facilities as well as a mainline Railway Station with fast services to Paddington and services to Waterloo which run through Earley and Winnersh Triangle Railway Stations.

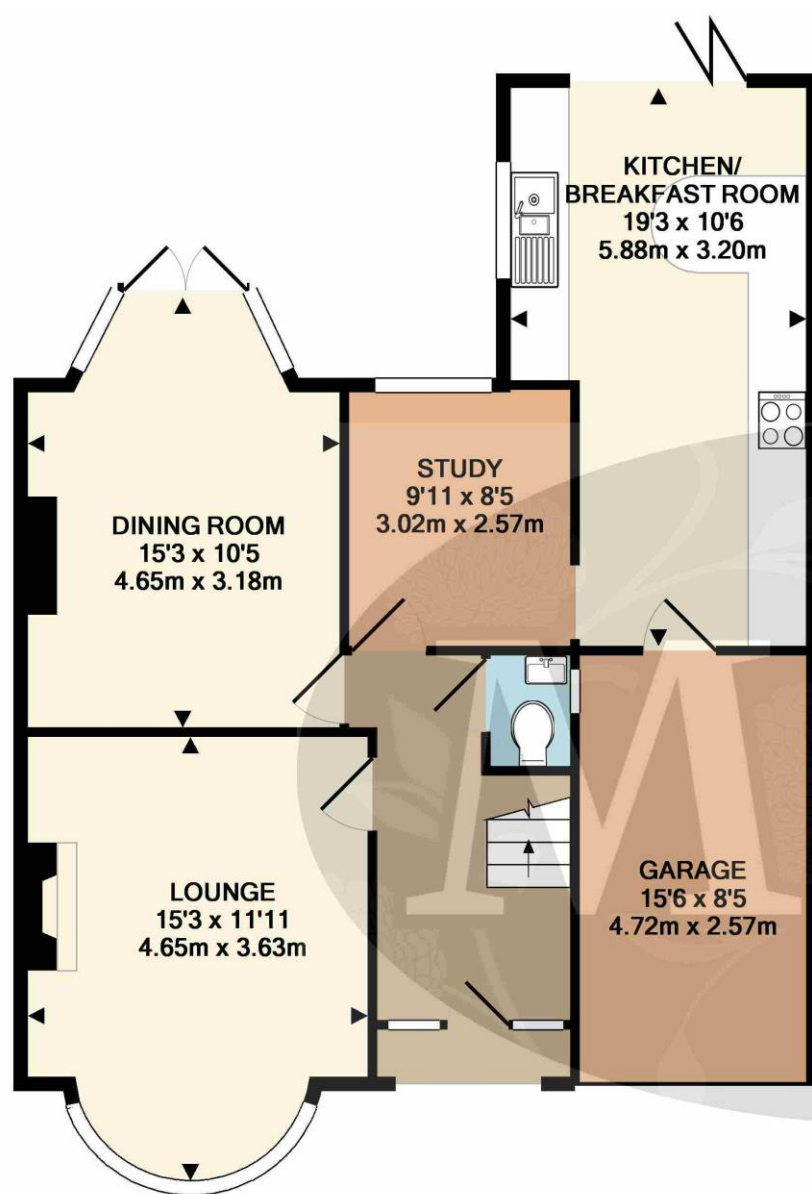
The M4 motorway can be joined at either junction 11, where there is also the A33 south towards Basingstoke, or junction 10 where London then lies about 40 miles away and Heathrow Airport about 28 Miles away.

EER: E54 Council Tax: E

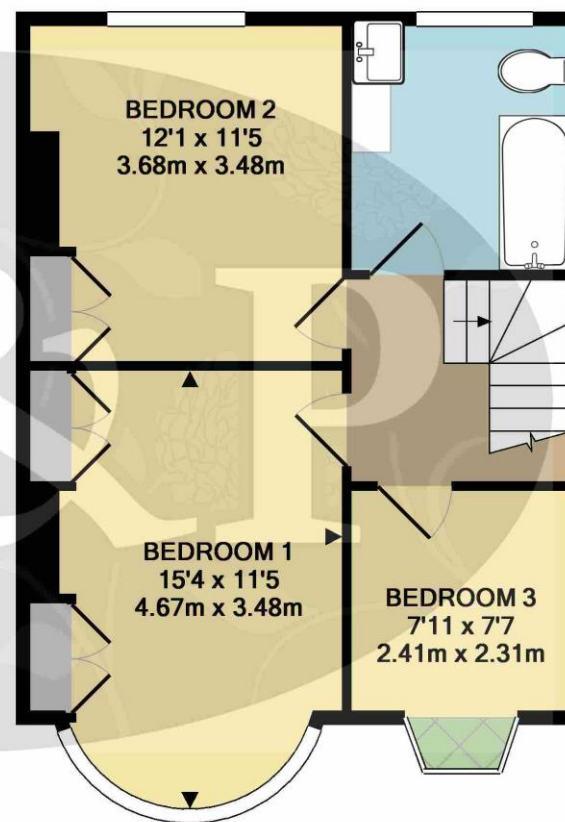
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For further information or an appointment to view please contact our Earley branch on 0118 926 4422  
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GROUND FLOOR  
APPROX. FLOOR  
AREA 780 SQ.FT.  
(72.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 456 SQ.FT.  
(42.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1235 SQ.FT. (114.8 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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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)