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Martin & Pole
Established 1846

ESTATE AGENTS

65 Lakeside, Earley, Reading, RG6 7PG

Price £475,000 Freehold



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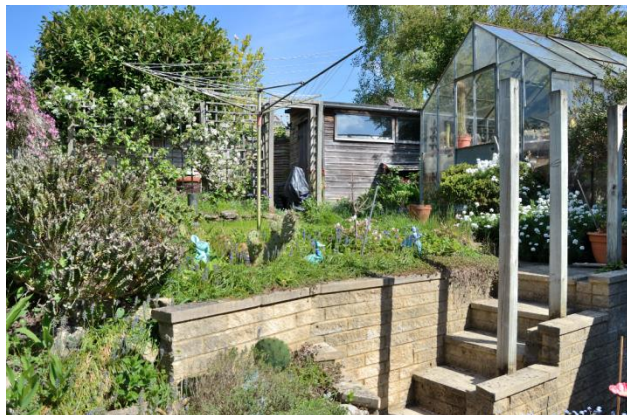


- ✓ To be sold for the first time since new
- ✓ Aldryngton Primary School designated area
- ✓ Traditional Maiden Erlegh School designated area
- ✓ Only about 500 yards from the schools themselves
- ✓ Overlooking Maiden Erlegh Lake
- ✓ Close to the University, station and motorway links

- 3 First floor bedrooms
- Bathroom
- Sitting room
- Dining room
- Family room
- Kitchen
- Ground floor bedroom with bath and separate WC
- Utility room
- Driveway parking
- Gas radiator central heating
- Double glazing

EER: D60

Council Tax: D (i)



A two storey semi-detached house constructed by Gough Cooper in the 1960s and extended at a later date.

The property is set in the popular and sought after Aldryngton Primary School designated area and the traditional Maiden Erlegh Secondary School designated area, now the shared designated area between Maiden Erlegh, Bulmershe and Oakbank.

It overlooks Maiden Erlegh Lake with its nature reserve and playing fields and is only a few hundred yards both from the schools and the local parade of shops.

The University campus is within easy reach as are extensive shopping facilities at the Asda and Marks and Spencers complexes in Lower Earley or at Woodley precinct.

There are local bus services which run past the University and Royal Berkshire Hospital into Reading town centre where there is a mainline railway station with fast services to Paddington and also services to Waterloo which run through the nearby Earley railway station.

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

IMPORTANT NOTICE RELATING TO THIS PROPERTY: We have endeavoured diligently 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. Measurements to amenities quoted will generally be as the crow flies unless stated otherwise. We have no authority to make any representation or give any warranty whatever 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. 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. 4/26/2019 10:53 AM



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

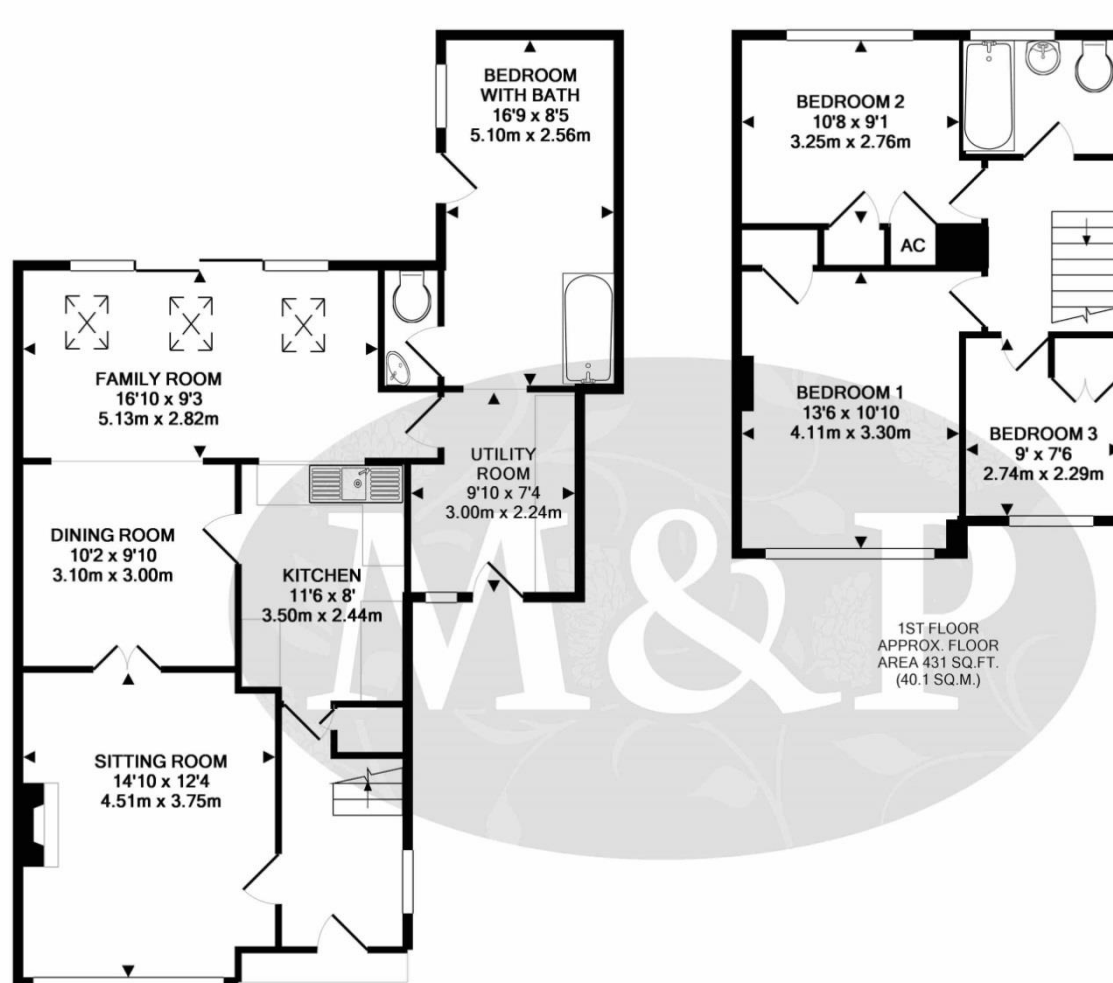
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GROUND FLOOR
APPROX. FLOOR
AREA 854 SQ.FT.
(79.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1285 SQ.FT. (119.4 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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