



**RICS**

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**Martin & Pole**

Established 1846

ESTATE AGENTS



6 Wychwood Crescent, Earley, Reading, RG6 5RA

Price £575,000 Freehold



## 6 Wychwood Crescent, Earley, Reading, RG6 5RA



To be sold for the first time since brand new!

A large detached house constructed by Cooks in the 1950s and being sold with no onward chain.

The property is now in need of modernisation and offers plenty of potential for updating and extension (subject to all necessary consents).

The property has a large southerly aspect plot measuring approximately 150' x 50'.

The existing accommodation comprises 3 double bedrooms, bathroom, 3 reception rooms, downstairs cloakroom/shower room, kitchen, lean to conservatory, driveway parking, carport, garage, gas radiator central heating, double glazing.

The property is set close to the University campus and in the Maiden Erlegh and Whiteknights Primary school catchments.

There are good shopping facilities nearby at the Asda and Marks and Spencer's complexes and regular bus services run past the University into Reading town centre.

The town centre has a mainline railway station with fast services to Paddington as well as services to Waterloo which run through the nearby Earley railway station.

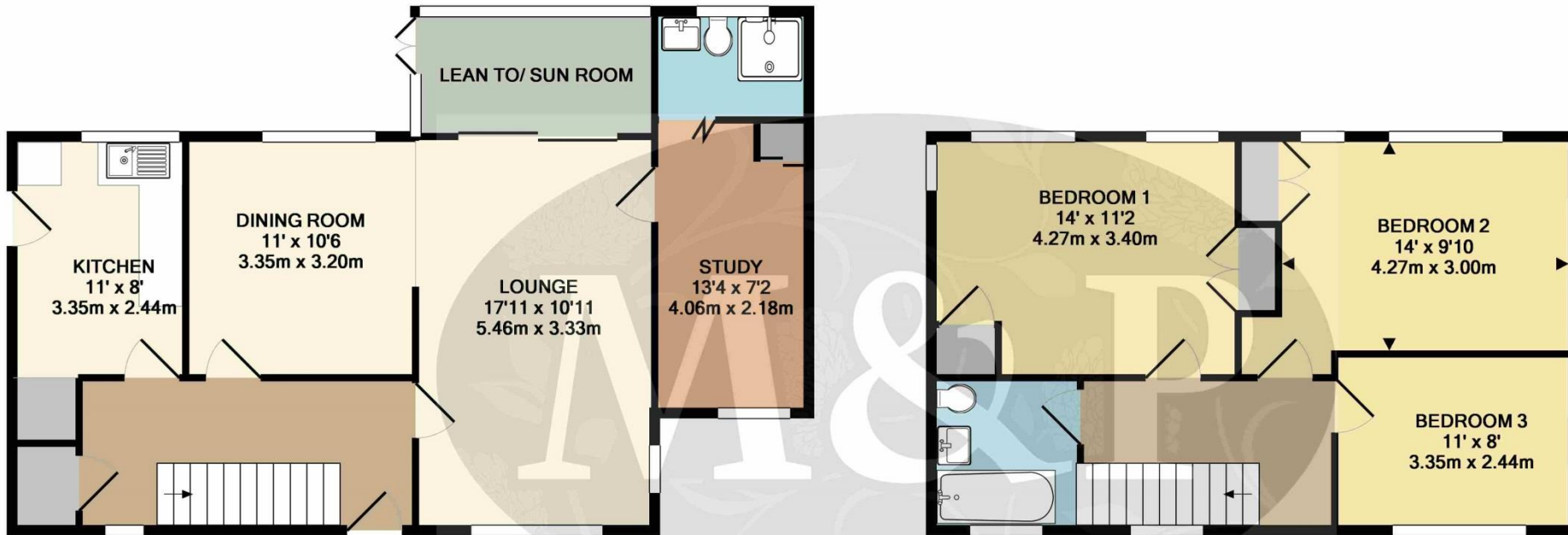
The M4 motorway can be joined either at Junction 11, where there is also the A33 south towards Basingstoke, or at Junction 10 where London then lies about 40 miles away and Heathrow airport about 28 miles away.



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)

EER: F38 Council Tax: E



GROUND FLOOR  
APPROX. FLOOR  
AREA 716 SQ.FT.  
(66.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 525 SQ.FT.  
(48.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1241 SQ.FT. (115.3 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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