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Martin & Pole

Established 1846

ESTATE AGENTS



31 Squirrels Way, Earley, Reading, RG6 5QT

Price £575,000 Freehold

With double width garage, return frontage and in the Radstock & traditional Maiden Erlegh catchment



A genuinely light and spacious detached family home with 4 large bedrooms (2 with wardrobes), 2 reception rooms, kitchen/ breakfast room, downstairs cloakroom and double garage.

A particular feature of the property is the return frontage off Lind Close where there is a drop curb, wooden gates and driveway at the rear of the garden, in addition to the driveway at the front.

The property has been a much loved family home for many years and is now for sale with no onward chain. There have been various improvements, for example refitting of the bathroom, cloakroom, kitchen and windows, but it would now benefit from some further mild updating and has therefore been priced accordingly. Many properties in this area have been extended so it may well be that this property offers similar potential, subject to any necessary consents.

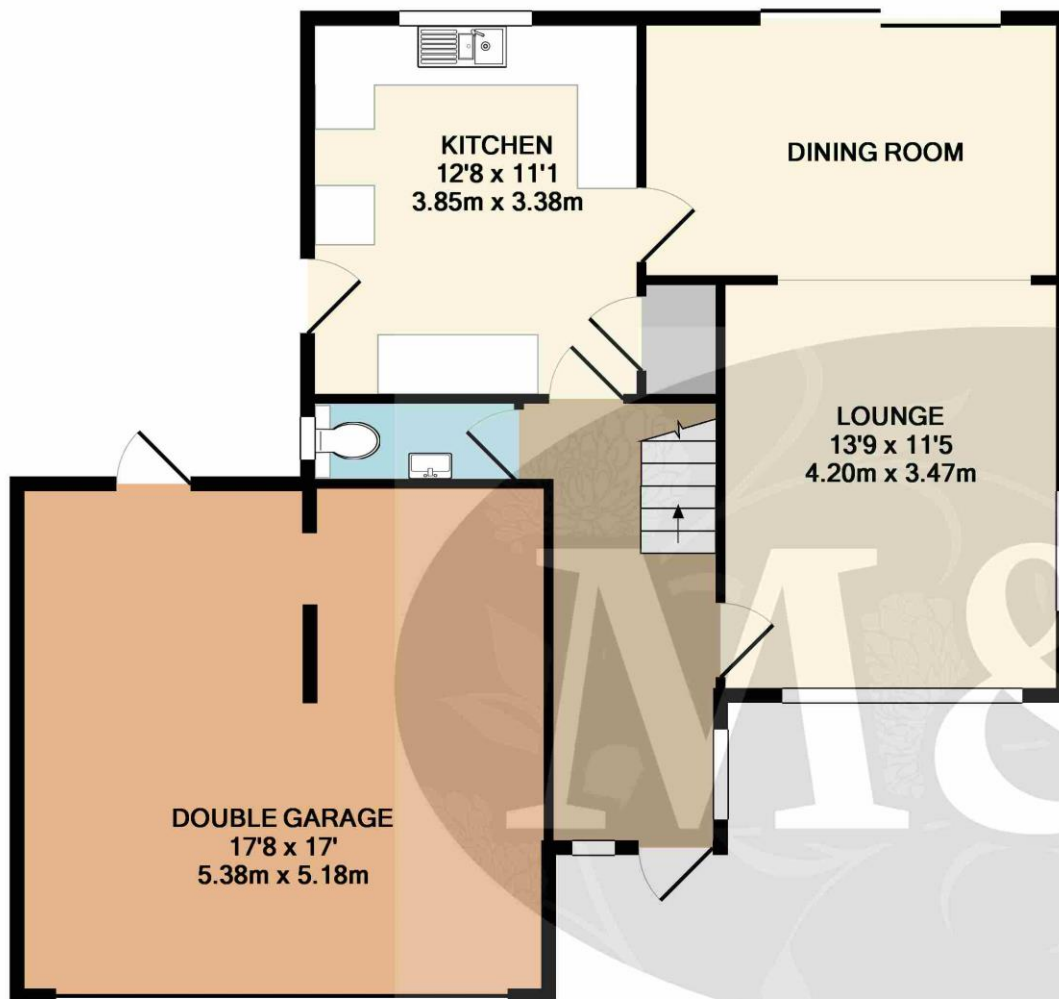
The property is not far from the University, or the Asda and Marks & Spencer complexes. Bus routes in the area provide access into Reading town centre where there is a main line railway station with fast services to Paddington as well as services to Waterloo which run through the Earley railway station. 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.

EER: D60 Floor Area (from EPC): 111 m² (1194 ft²) Council Tax: E

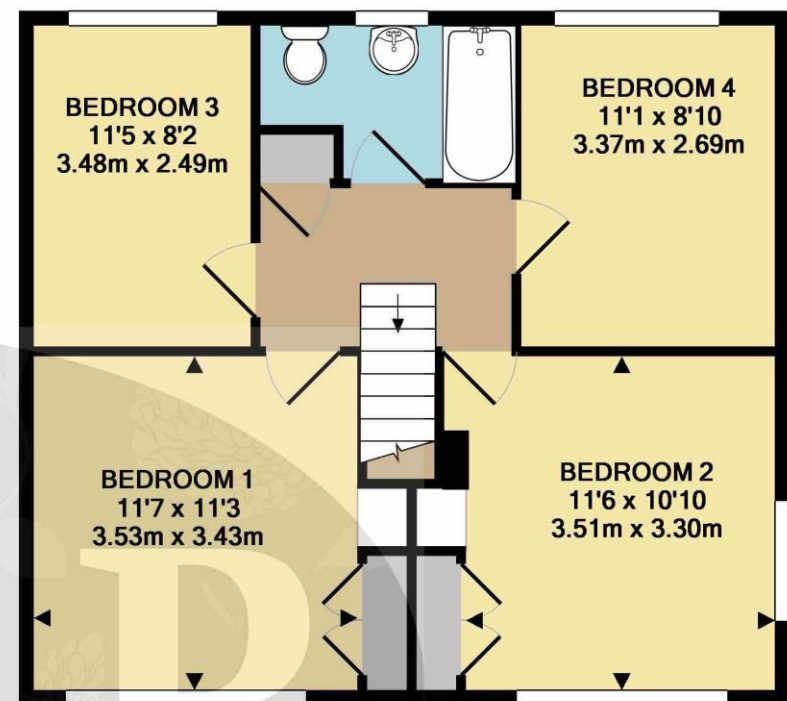


For further information or an appointment to view please contact our Earley branch on 0118 926 4422
or earley@martinpole.co.uk

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GROUND FLOOR
APPROX. FLOOR
AREA 836 SQ.FT.
(77.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 566 SQ.FT.
(52.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1402 SQ.FT. (130.2 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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