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Martin & Pole

Established 1846

ESTATE AGENTS



15 Thanington Way, Earley, Reading, RG6 5QF

Price £500,000 Freehold

## With refitted kitchen/ breakfast room, loads of fitted storage and in the Radstock & traditional Maiden Erlegh catchment



A detached family home with 4 bedrooms (all with fitted storage and two with additional built in wardrobes), en suite shower room, large family bathroom, refitted kitchen/ breakfast room, large lounge/ dining room, downstairs cloakroom and integral garage which might offer the potential for conversion subject to any necessary consents. The property is also double glazed and has gas radiator central heating.

The property was a much loved family home for many years but has been let for the last 2 years. The tenants vacated August so it will be sold with no onward chain.

Several properties in this area have been extended so it may well be that this property offers similar potential, subject to any necessary consents.

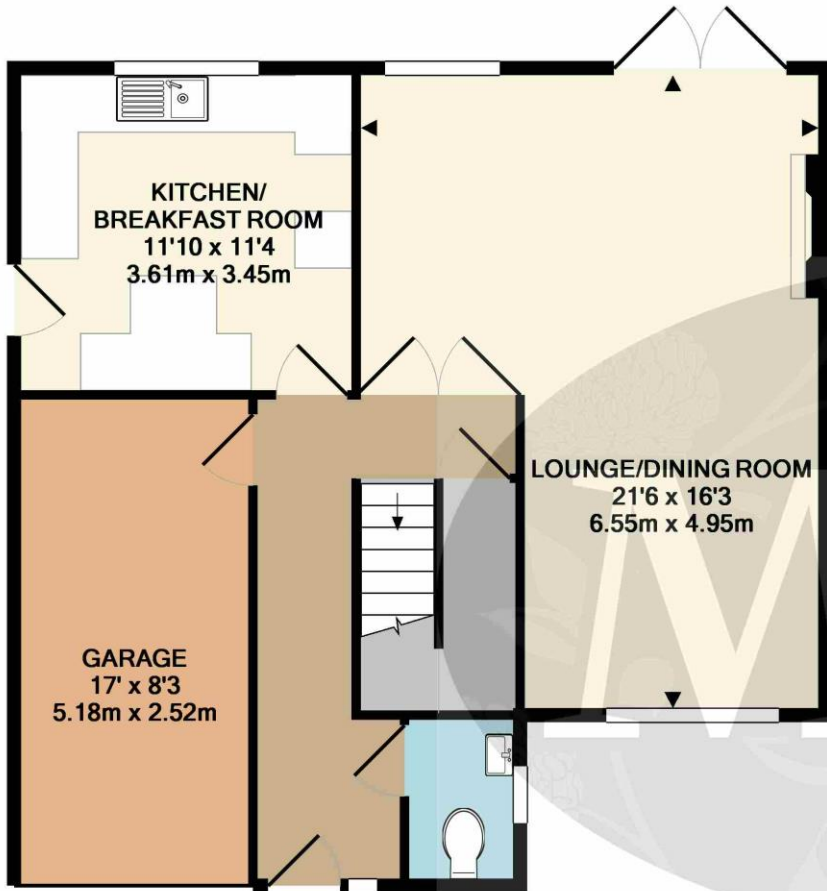
The property is not far from the University, or the Asda and Marks & Spencer complexes. Bus routes in the area provide access into Reading town centre where there is a main line railway station with fast services to Paddington as well as services to Waterloo which run through the Earley railway station. 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: E49 Floor Area (from EPC): 116 m<sup>2</sup> (1248 ft<sup>2</sup>) Council Tax: E

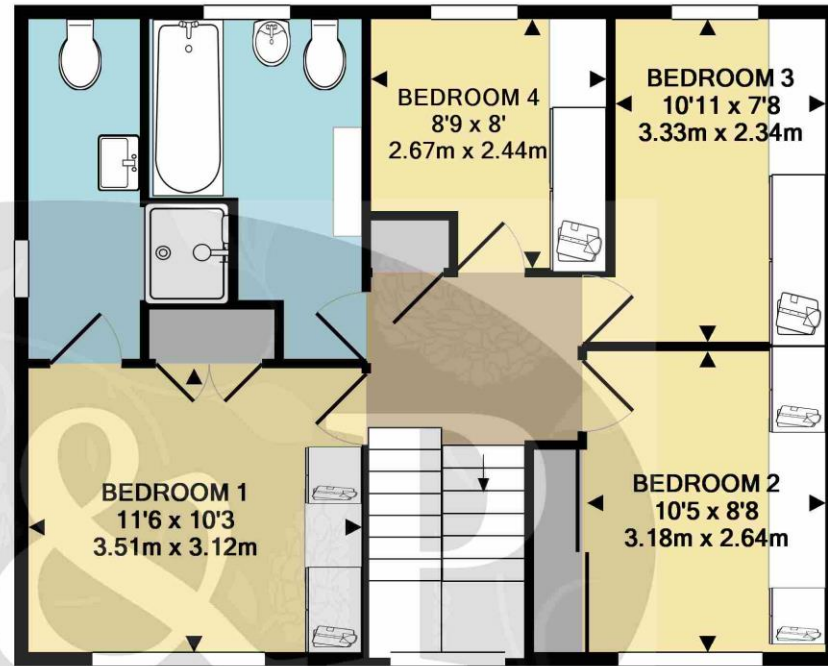
**IMPORTANT NOTICE RELATING TO THIS PROPERTY:** We have endeavored diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. 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. 9/11/2019 11:00 AM



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



1ST FLOOR



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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