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Martin & Pole

Established 1846

ESTATE AGENTS



47 Egremont Drive, Lower Earley, Reading, RG6 3BS

Price – offers in excess of £500,000 Freehold

With a south-southwest facing private garden and within the traditional Maiden Erlegh catchment



Loft storage space, 4 bedrooms (3 doubles and a good size single, with a triple mirrored fitted wardrobe to the Master), refitted en suite shower room, refitted family bathroom, 2 separate reception rooms, refitted kitchen, refitted downstairs cloakroom, gas radiator central heating, double glazing, driveway parking, garage with eaves storage space.

Being sold for the first time in about 25 years, having been well maintained during that time.

The property is in the catchment of Loddon Primary school and is also not far from Hawkedon Primary school.

There are local shops nearby at Maiden Lane Centre, with more extensive facilities at the Asda and Marks & Spencer complexes.

There are bus services in the area providing access into Reading town centre where there is a mainline railway station with fast services to Paddington as well as services to Waterloo which run through the nearby Earley railway station.

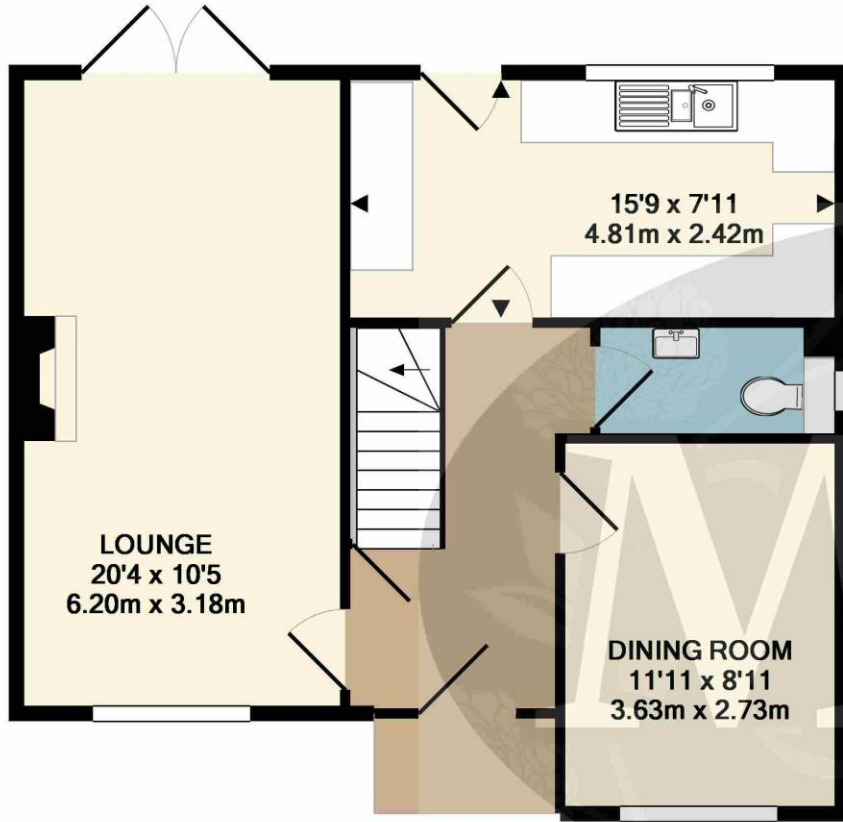
The M4 motorway can be joined either at Junction 11, where there is also the A33 south towards Basingstoke, or at Junction 10 where London then lies about 40 miles away and Heathrow airport about 28 miles away.

EER: D62 Floor Area (from EPC): 108 m² (1131 ft²) Council Tax: E

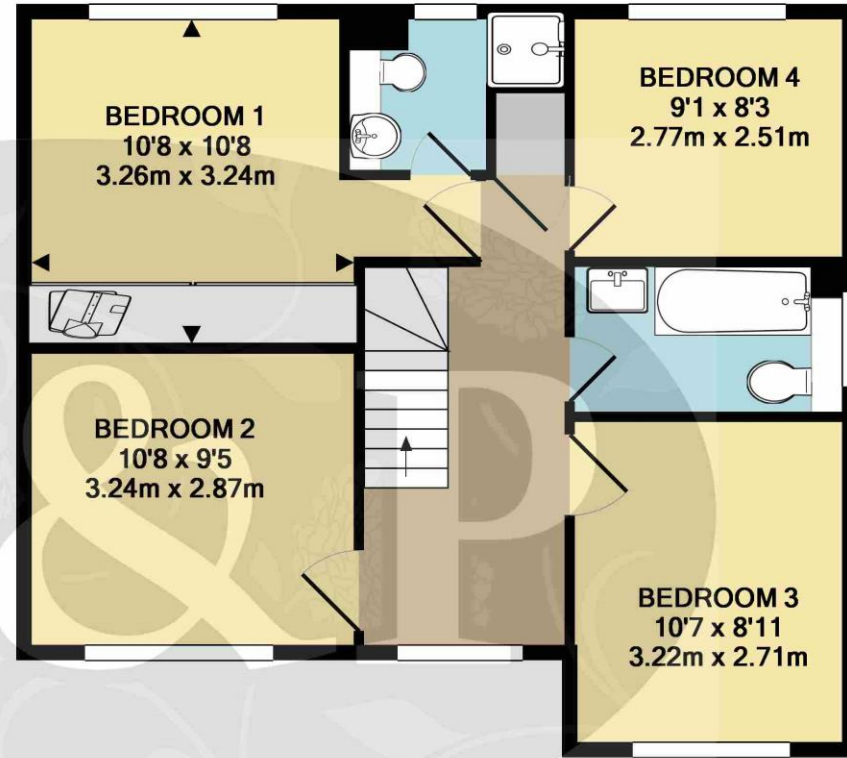
IMPORTANT NOTICE: We have endeavored to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty 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. Distances are 'as the crow flies'. 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. Martin & Pole may, at your request, recommend to you a mortgage advisor or solicitor. The mortgage advisor will pay us a referral fee equivalent to 30% of any fee they earn. We do not receive a referral fee from the solicitor but have traditionally received a gift at Christmas. 6/5/2020 4:09 PM



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



GROUND FLOOR



1ST FLOOR



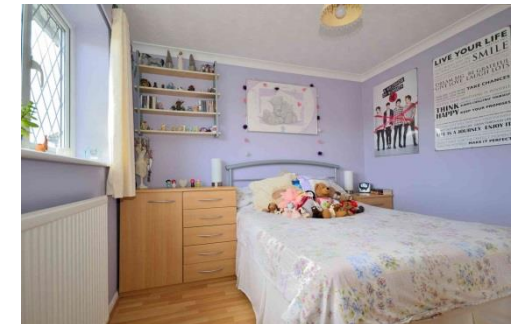
Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, 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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