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Martin & Pole

Established 1846

ESTATE AGENTS

34 Salcombe Drive, Earley, Reading, RG6 7HU

Price £600,000 Freehold



An extended family home in the Aldrynton and traditional Maiden Erlegh catchment



4 bedrooms, family bathroom with a separate shower cubicle, separate WC, 3 reception rooms, kitchen, large utility room, downstairs cloakroom, block paved driveway with potential space for further parking, mainly double glazed, gas radiator central heating, gardens.

Salcombe Drive is one of Maiden Erlegh's most coveted roads. The green verges and laurel hedges give the cul-de-sac a real character that distinguishes it from neighbouring roads.

The property lies just a few hundred yards from Reading University's Earley Gate and there are local shops available at the Three Tuns crossroads, or at The Parade. There are more extensive facilities at the Asda and Marks & Spencer complexes in Lower Earley, or at Woodley Precinct.

Reading Town Centre offers a wide selection of leisure and retail facilities as well as a mainline Railway Station with fast services to Paddington and services to Waterloo which run through Earley and Winnersh Triangle Railway Stations.

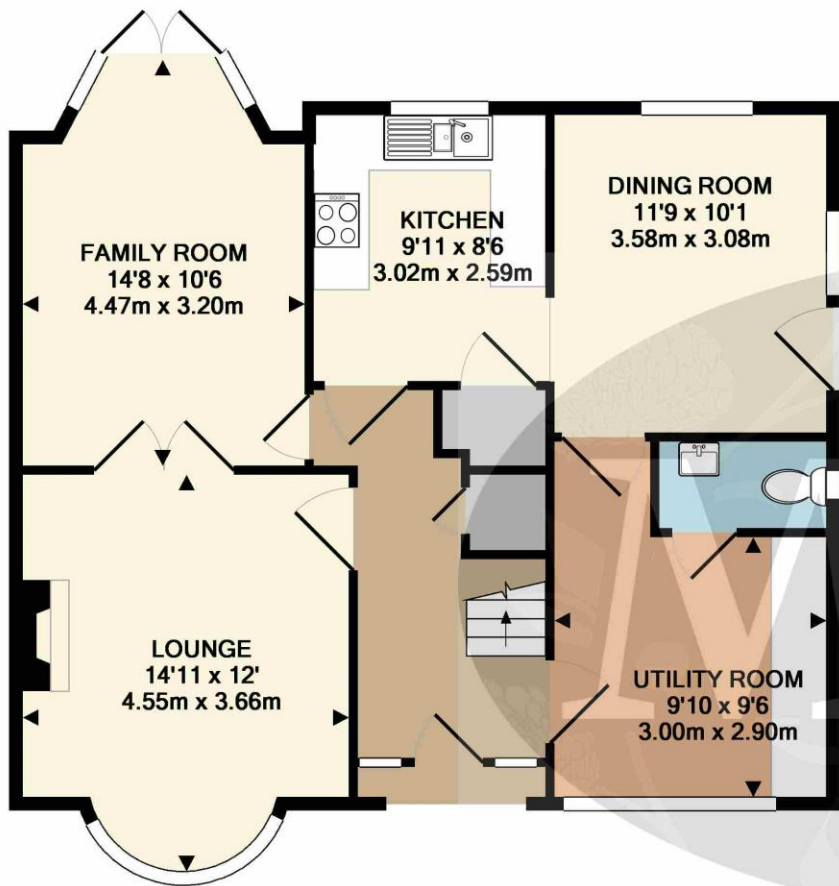
The M4 motorway can be joined at either junction 11, where there is also the A33 south towards Basingstoke, or junction 10 where London then lies about 40 miles away and Heathrow Airport about 28 Miles away.

EER: D58 Floor Area (from EPC): 132 m² (1420 ft²) Council Tax: E

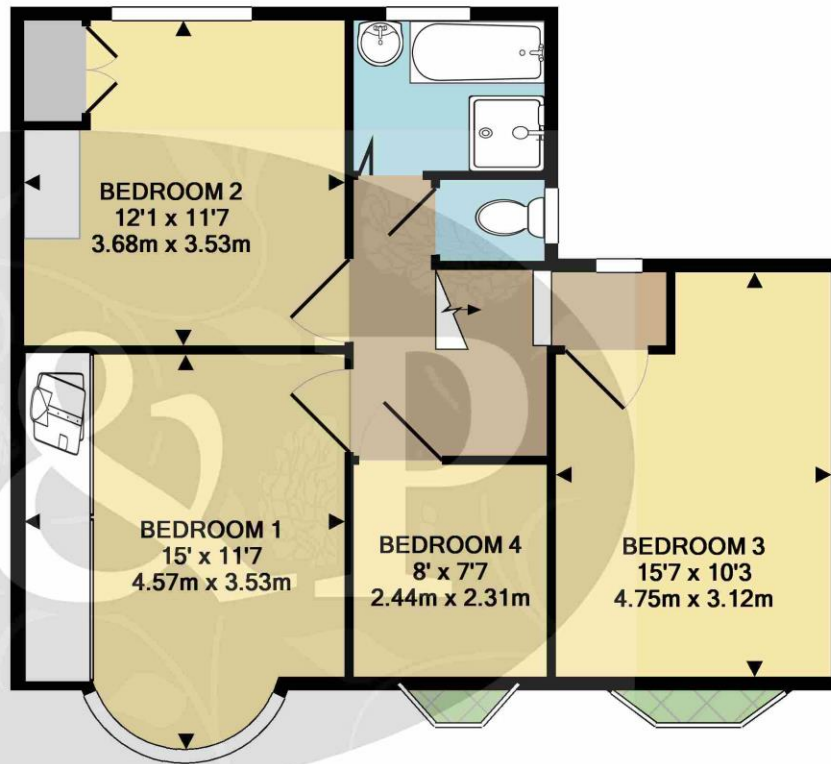
IMPORTANT NOTICE RELATING TO THIS PROPERTY: We have endeavored diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part 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 10:48 AM



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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