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Martin & Pole

Established 1846

ESTATE AGENTS



58 Falstaff Avenue, Earley, Reading, RG6 5TG

Price £487,500 Freehold

# An extended family home, close to the University, within the shared Maiden Erlegh catchment



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)

3 bedrooms, large bathroom with separate shower cubicle, downstairs cloakroom/ wet room, lounge/ dining room, garden room/ conservatory, kitchen/ breakfast room, large 32ft garage, good size driveway, gas radiator central heating, double glazed windows, approximate 70ft garden.

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To be sold for the first time in almost 40 years, extended and well maintained during that time, with potential for further improvement and enlargement, subject to any necessary consents. The property has both a good size rear and front garden which has the potential to accommodate several cars.

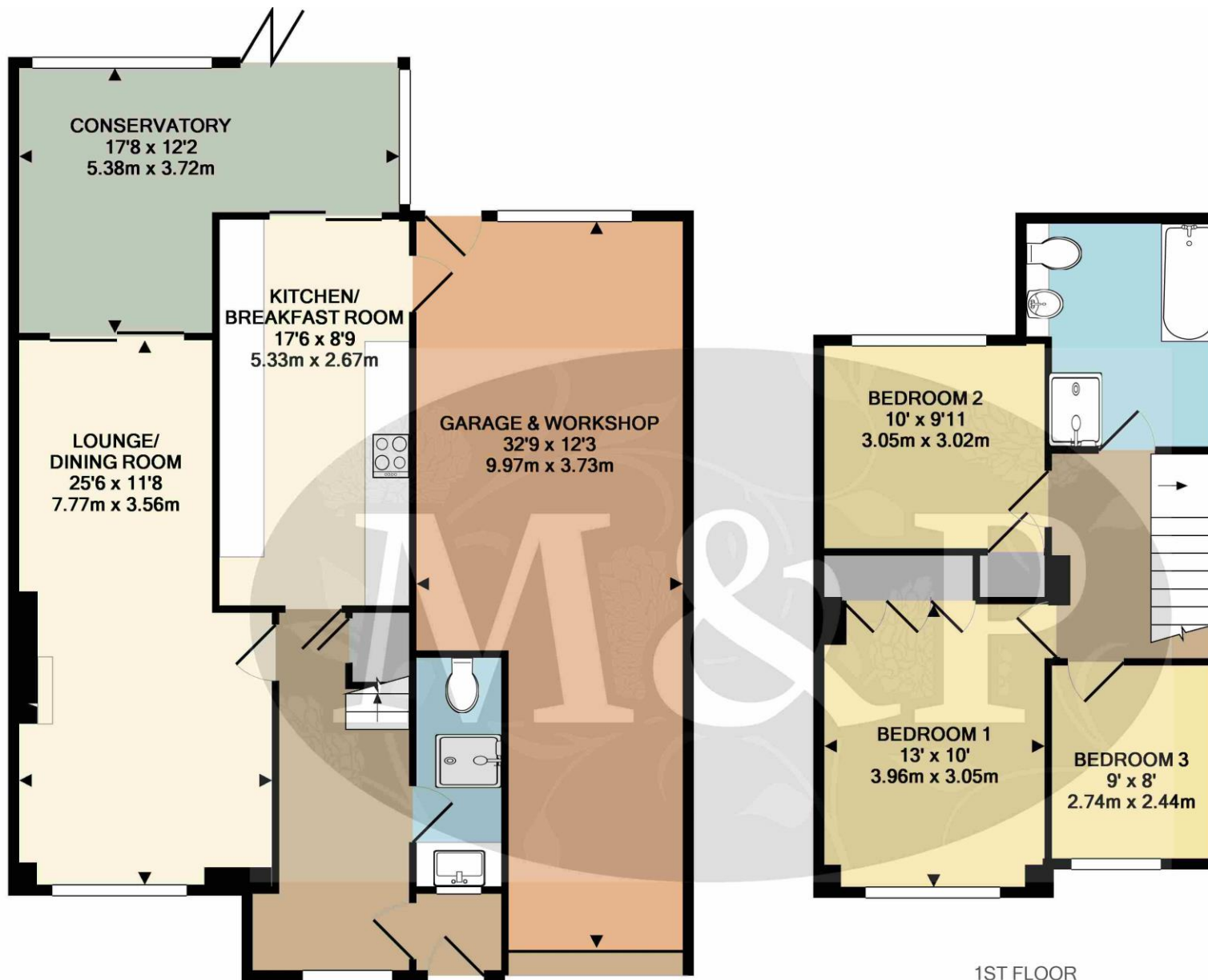
The property is close to the University campus and the Asda and Marks & Spencer's shopping complexes.

There are bus services nearby into Reading Town Centre where there is a mainline Railway Station providing fast services to Paddington and services to Waterloo which run through Earley Railway Station. Crossrail is expected to connect to Reading in the future.

The M4 motorway can be joined either at 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: D57 Floor Area (from EPC): 106 m<sup>2</sup> (1141 ft<sup>2</sup>) Council Tax: D (i)

**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.  
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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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16 The Parade Silverdale Road  
Earley Berkshire RG6 7NZ  
T: 0118 926 4422 F: 0118 926 3334  
e@martinpole.co.uk

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