



**RICS**

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**Martin & Pole**

Established 1846

ESTATE AGENTS



**25 Loxwood, Earley, Reading, RG6 5QZ**

**Offers in excess of £500,000 Freehold**

# An impeccably presented detached family home in the Maiden Erlegh school catchment



4 bedrooms, bathroom, L-shaped lounge/ dining room, kitchen/ breakfast room, downstairs cloak/ shower room, driveway parking for several cars, detached garage, southwest facing garden, gas radiator central heating, double glazing.

Situated at the end of a private drive, within the original Maiden Erlegh catchment.

The area is convenient for Reading University, good shopping facilities at Asda and Marks & Spencer, and Junctions 10 and 11 of the M4.

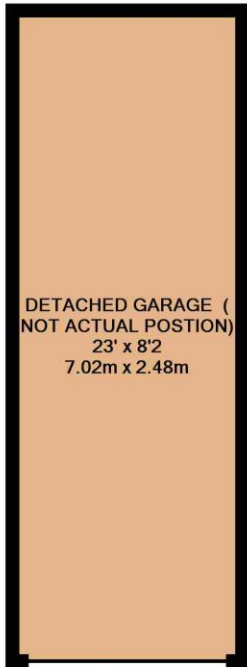
There are local bus services through the area providing access into Reading Town Centre where there is a mainline Railway Station with fast services to Paddington as well services to Waterloo running through Earley railway station. Crossrail is due to open at Reading in the future.

EER: D60 Floor Area (from EPC): 104 m<sup>2</sup> (1119 ft<sup>2</sup>) Council Tax: E

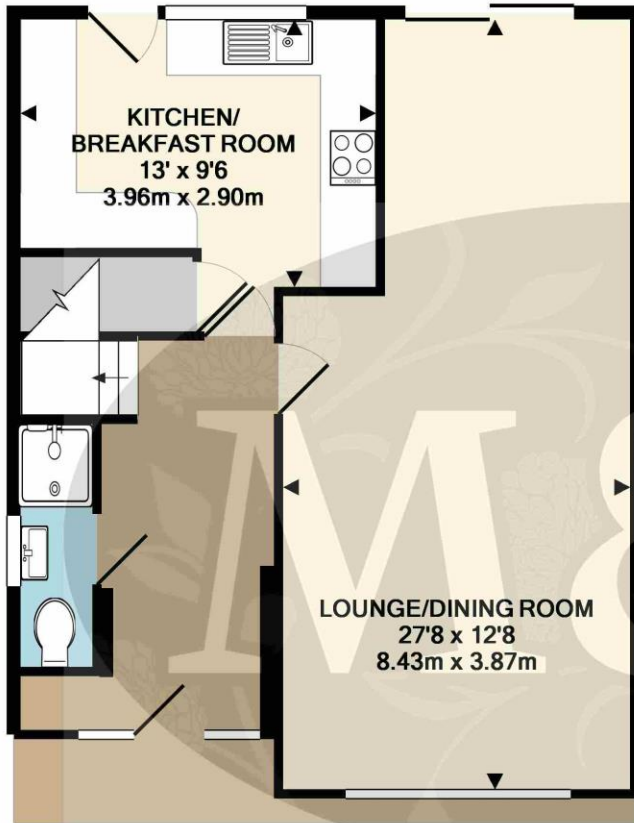
**IMPORTANT NOTICE:** We have endeavored to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have 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. 6/23/2020 1:22 PM



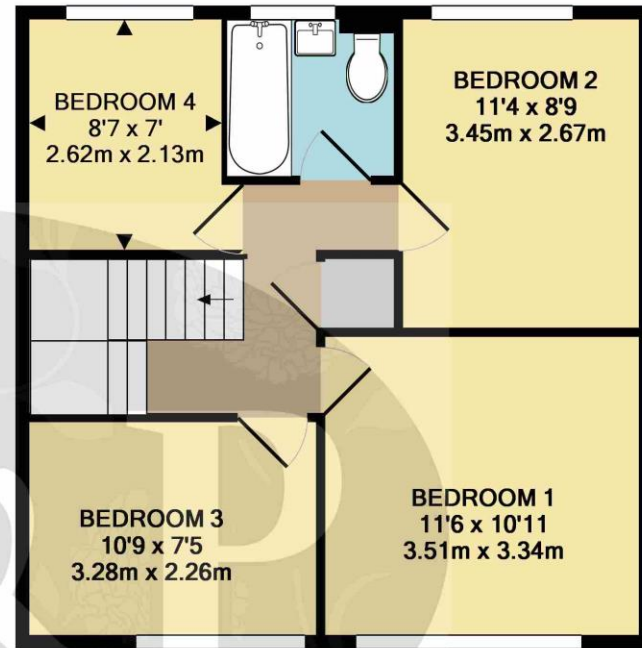
For further information or an appointment to view please contact our Earley branch on 0118 926 4422 or [earley@martinpole.co.uk](mailto:earley@martinpole.co.uk)



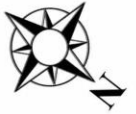
GARAGE



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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