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Martin & Pole

Established 1846

ESTATE AGENTS



81 Elm Road, Earley, Reading, RG6 5TB - Price £660,000

A large detached chalet-style property close to the University

3,4 or 5 bedrooms, 2,3 or 4 reception rooms, nursery/dressing room, 2 bathrooms, cloakroom, kitchen/ breakfast room, utility room, garage, car port/covered area, workshop, driveway parking for several cars.



This is a large property - significantly bigger than it may at first appear. The versatile accommodation is currently laid out as 3 bedrooms with 4 reception rooms but could just as easily be 5 bedrooms.

The property is approached over a driveway measuring about 50ft deep by 45ft wide.

The large central reception hall provides access to most of the principle rooms with stairs leading to the first floor where there is a bathroom and large double bedroom with a smaller room off it which could be a dressing room or nursery.



On the ground floor at the front is an en suite bedroom, another double bedroom and a study or large single bedroom. Moving back is a dining room, living room, kitchen/ breakfast room and a particular feature of the property is the garden room with a wood burner which overlooks the secluded gardens which measure about 36ft deep and 54 ft wide.



There is a also a utility room, ground floor bathroom and cloakroom.

Outside is a larger than average garage, carport and workshop.

The property is conveniently set for access to the Asda and Marks & Spencer's shopping facilities and Reading University.



There are regular 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 running through the nearby Earley Railway Station. Crossrail is expected to open at Reading in the future.

The property lies in the traditional Maiden Erlegh Secondary School catchment and is under a mile away from Crosfields School and the ECMWF.

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: F37 Council Tax: F

Floor Area (from EPC): 181 m² (1948 ft²)



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. 3/20/2020 3:38 PM



For further information or an appointment to view please contact our Earley branch on:

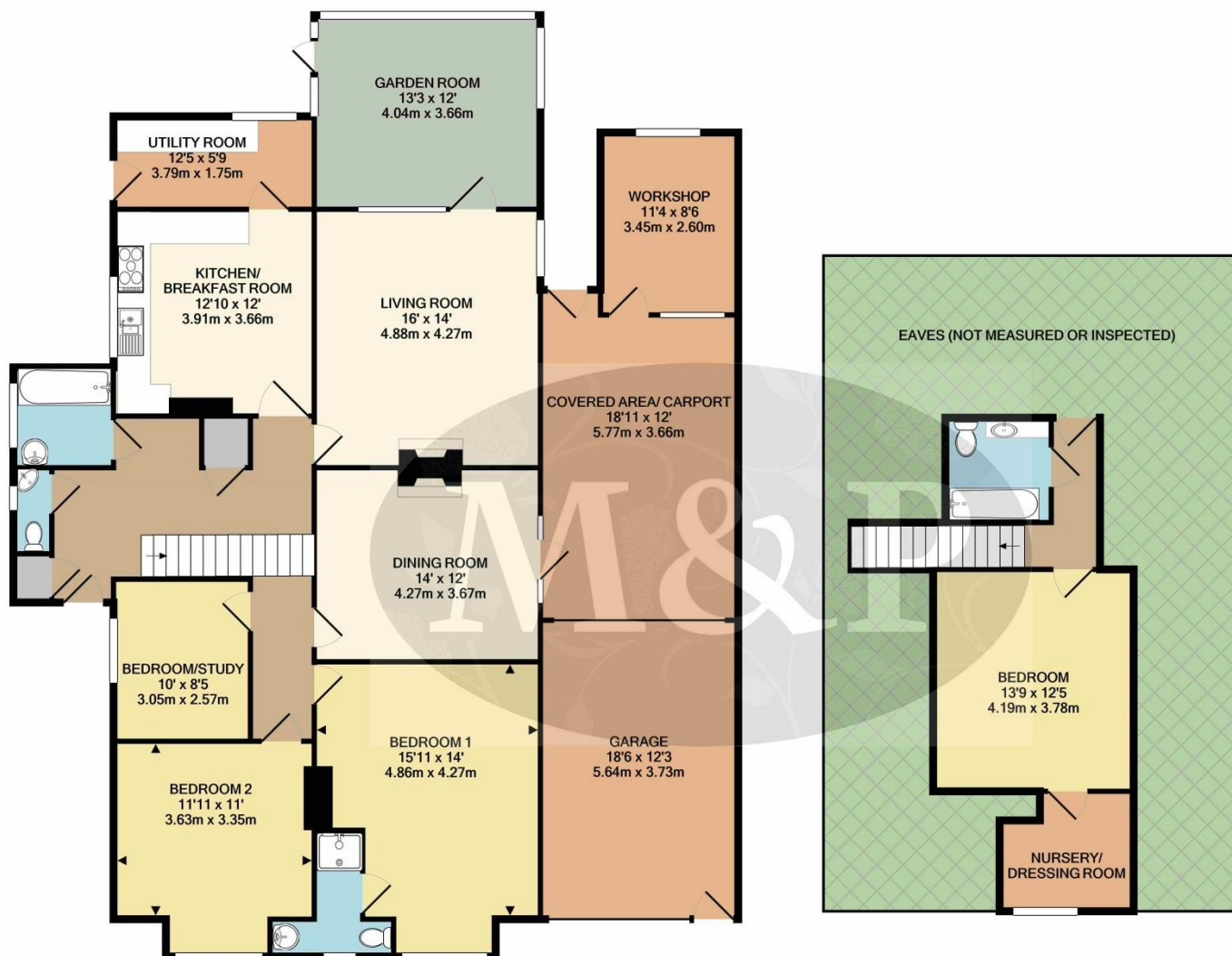
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GROUND FLOOR

1ST FLOOR

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