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Martin & Pole

Established 1846

ESTATE AGENTS



5 Crawford Close, Earley, Reading, RG6 7PE - Price £425,000
A family home in the Aldryngton School catchment, close to the lake

3 bedrooms, bathroom, separate WC, L-shaped lounge/ dining room, good sized kitchen, enclosed entrance porch and hallway, parking for 3 cars, garage, gas radiator central heating, double glazing



This is a pleasant family home, having been occupied by the current owners for about the last 25 years, in a sought after location.

Constructed by Gough Cooper about 60 years ago, the property was extended on the ground floor at a later date to provide a large enclosed porch.

Other properties of this design have utilised the hallway cupboard and a porch extension to provide cloakrooms and shower rooms. Many properties in the area have also been extended more considerably, including loft conversions, so it may well be that this property offers similar potential, subject to any necessary consents.

The garage is larger than average being about 22ft by 9ft. It is an old prefabricated garage with asbestos roof and buyers may now wish to remove this and build a new garage, garden office or similar in its place.

The property is in the Aldryngton School designated area and the traditional Maiden Erlegh catchment. It is close by to Maiden Erlegh Nature Reserve and not far from the University.



There are local shops at The Parade on Silverdale Road with more extensive facilities at the nearby 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 running through the nearby Earley Railway Station.

The M4 motorway network 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 and Heathrow airport about 28 miles.

EER: D55

Council Tax: D

Floor Area (from EPC): 82 m² (882 ft²)

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. 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. 10/9/2019 5:40 PM

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

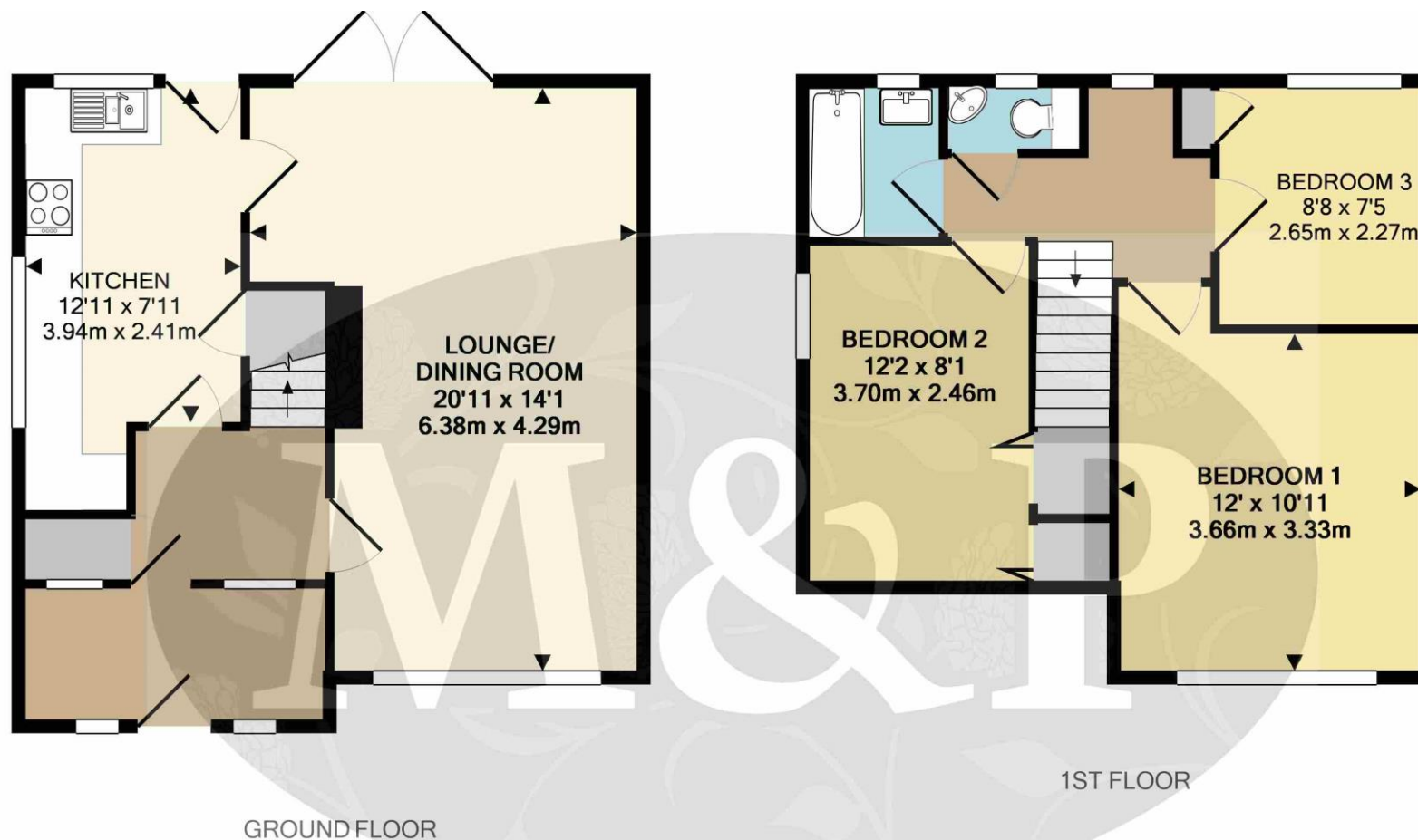
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