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ESTATE AGENTS



49 The Crescent, Earley, Reading, RG6 7NW - Price £600,000

A large chalet detached bungalow in the Aldryngton catchment

4 bedrooms, ensuite bathroom, family shower room, open plan lounge/ dining room, kitchen/ breakfast room, conservatory, garage, utility room, driveway parking, workshop, approx. 100ft west facing gardens



Originally a 1930s double fronted bungalow, extended and improved considerably by the current owners some years back, with some recent further improvements.

The accommodation is both versatile and spacious lending itself to a variety of bedroom and reception room combinations.

A particular feature of the property is the secluded west facing gardens with a brick built workshop and hot tub.

Both the pitched and flat roofs were replaced about two years ago and come with a guarantee.

The Crescent is a sought after cul-de-sac, very close to Earley Railway Station and within the catchment of Alydryngton Primary School and the shared Maiden Erlegh catchment. The gardens abut the grounds of Maiden Erlegh itself.

The property is not far from Maiden Erlegh Nature Reserve and Reading University.

There are local shops at The Parade on Silverdale Road with more extensive facilities at the Asda and Marks & Spencer complexes in Lower Earley; or at Woodley precinct.



Bus services in the area provide 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 Earley Railway Station.

The M4 motorway can be joined either at Junction 11, where there is also the A33 south towards Basingstoke, or at Junction 10 where the centre of London lies about 40 miles and Heathrow airport about 20 miles away.

EER: E53

Council Tax: E

Floor Area (from EPC): 103 m² (1108 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. 6/29/2020 11:07 AM

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

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