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ESTATE AGENTS



2 Radstock Lane, Earley, Reading, RG6 5QL - Price £600,000

A Cooks detached family home in an enviable position and being sold for the first time in 50 years!

3 bedrooms, bathroom, separate WC, 2 reception rooms, kitchen, garage (currently split into utility room and store), large front garden, approx. 85ft westerly aspect rear garden, double glazing, gas radiator central heating, no onward chain.



This is a superb opportunity. A well-proportioned building constructed by Cooks in the 1950s to their Type 104 design, known colloquially as 'The Dolls House' and set at the end of a row of properties of similar calibre, on a no-through road.

Many of these properties have been enlarged considerably but this property remains unspoilt by crude extensions and offers the buyer the ability to update and expand to their own specifications, subject of course to any necessary consents.

The property is approached across gardens which have a frontage of about 64ft and a depth of about 57ft. The central hallway of the property provides access to the 2 reception rooms (one with a fireplace) and the kitchen. Upstairs are 3 generous bedrooms, a bathroom and separate WC. There is also a hatch to a boarded attic space with dropdown ladder and skylight window.

The property is close to Maiden Erlegh Nature Reserve with its lake and wooded walks; and not far from the University campus which can be accessed by foot at the top of Beech Lane. The property lies in the catchment of Whiteknights Primary School and the shared Maiden Erlegh catchment.

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



Bus services in the area travel past the Royal Berkshire Hospital into Reading town centre where there is a mainline railway station with fast services to Paddington and also 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 28 miles.

EER: D61

Council Tax: E

Floor Area (from EPC): 93 m² (1001 ft²)



View from about halfway down the garden



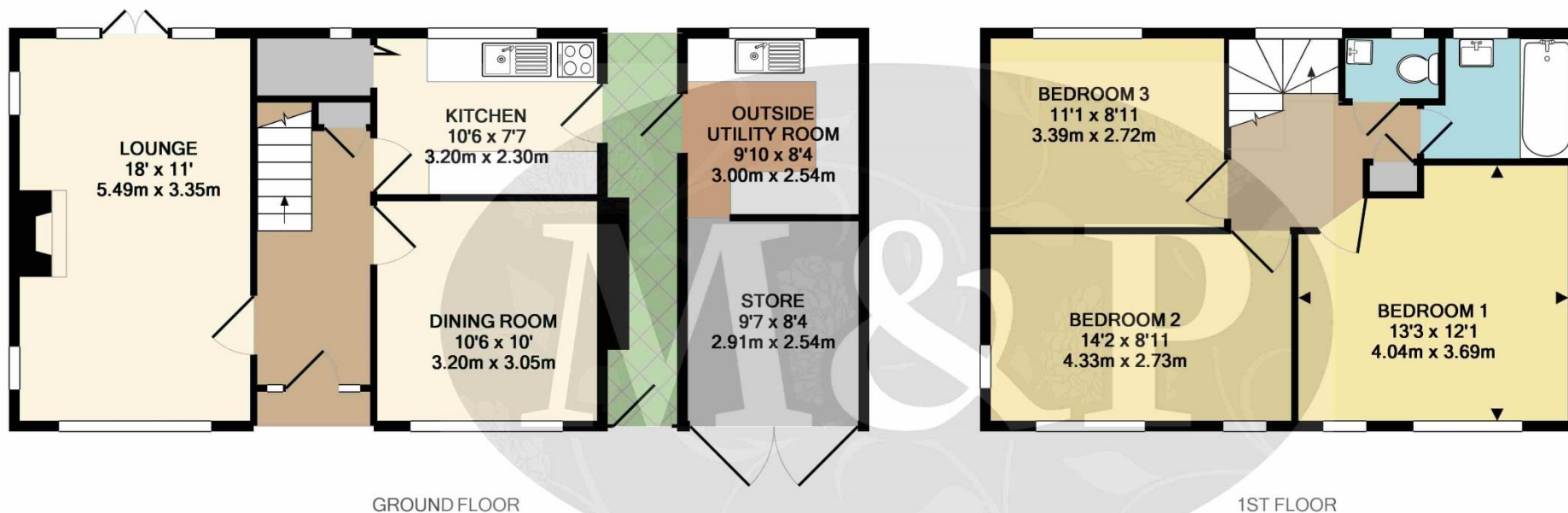
View to the front

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

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This plan is a guide for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate.
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