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Martin & Pole

Established 1846

ESTATE AGENTS



18 Instow Road, Earley, Reading, RG6 5QJ - Price £625,000

A large detached family home on a quiet street overlooking a nature reserve

4 good sized bedrooms (all with wardrobes), refitted bathroom, 2 reception rooms, modern kitchen with gas hob, downstairs cloakroom, garage, car port, good sized driveway, secluded and well-tended gardens, gas radiator central heating, double glazing, no onward chain.



A distinctive property, forming part of a row of similar houses which were constructed by the developer to form the premier street of the development overlooking Maiden Erlegh Lake, now Maiden Erlegh Nature Reserve.

The property is close to Laurel Park and within the catchment of Aldrynton Primary School and the shared Maiden Erlegh School catchment.



There are good shopping facilities close by at the Asda and Marks & Spencer complexes in Lower Earley. The University campus is also within easy reach. 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 which run through the nearby Earley Railway Station.

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



The property is set back from the road offering parking for several cars and has a pleasant and good sized rear garden.

The internal accommodation is well proportioned and there is a surprising amount of storage.



Many of the houses in the area have been extended so it may be that this property offers similar potential for enlargement, subject to any necessary consents. The property is, in our opinion, clean, tidy, well presented throughout and has been well maintained. It is now being sold with no onward chain and a quick sale could therefore be available.

EER: C69

Council Tax: F

Floor Area (from EPC): 114 m² (1227 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. 2/12/2020 4:20 PM



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

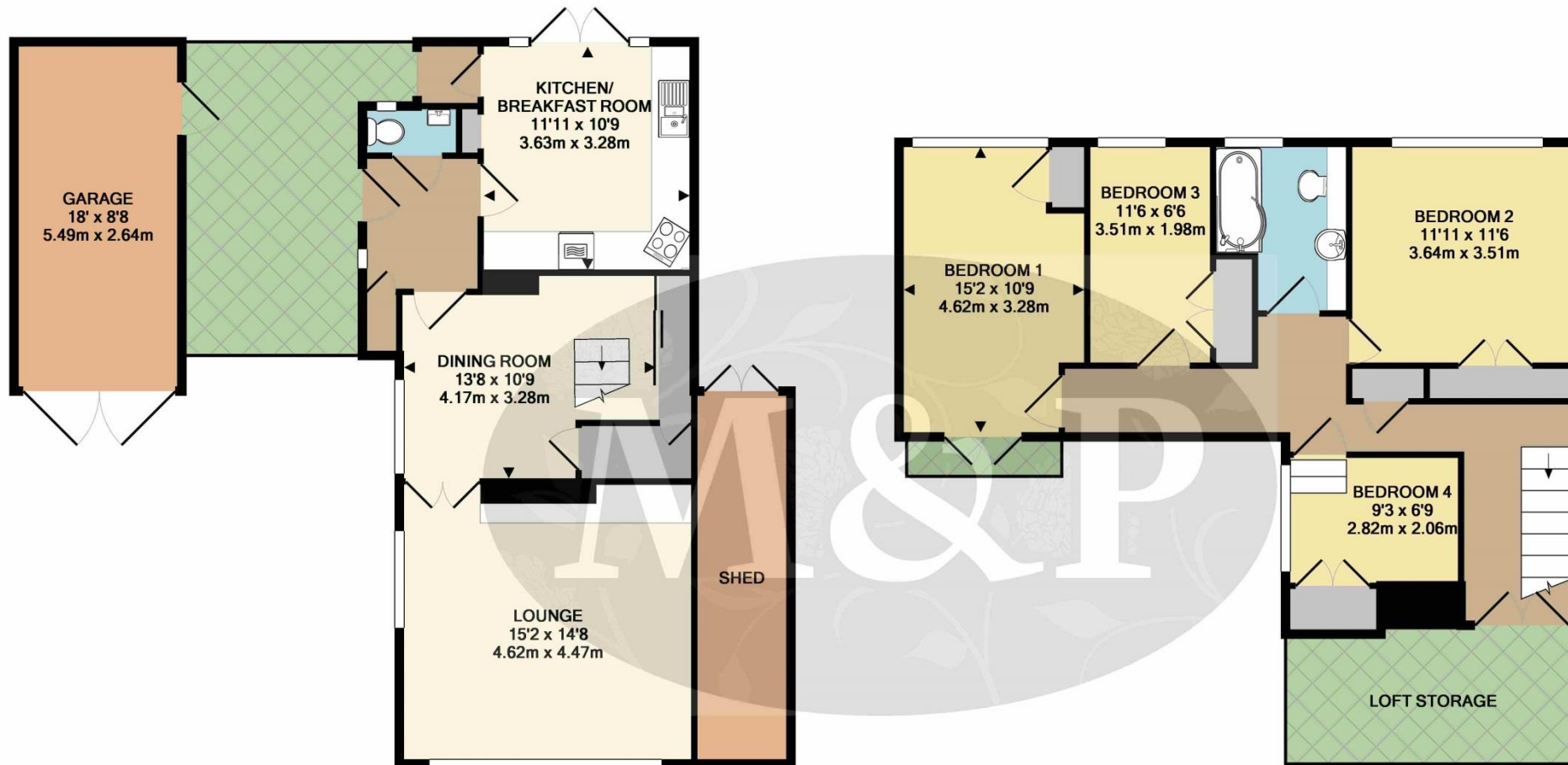
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GROUND FLOOR

1ST FLOOR

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