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Martin & Pole

Established 1846

ESTATE AGENTS



5 Richman Close, Earley, Reading, RG6 7JL - Price £925,000

A stunning, contemporary detached home close to excellent communication links

5 double bedrooms including 2 suites, family bathroom, games room, 3 reception rooms, large kitchen, breakfast & family room, cloakroom, utility room, secluded south facing gardens, parking, garage



Constructed about 5 years ago by reputable local developer Charlesgate Homes and set at the end of a private drive with four other houses of the same calibre.

The property retains about 5 years of its NHBC guarantee and is in stunning condition throughout offering all the features of modern living that a buyer should expect.

The accommodation, approaching 3000 square feet (including the garage), comprises a large central hallway which leads to the principle ground floor rooms, all with underfloor heating, with an oak staircase providing access to the upper floors.

The fully fitted kitchen with island has doors opening onto the landscaped rear gardens, ideal for outside entertaining. There is access from the garden to the driveway and garage, which has an electric door.

The property is well located within the Loddon Primary and shared Maiden Erlegh Secondary School catchments and is within easy reach of sought after private schools.

There are good shopping facilities in Lower Earley or Woodley and the market town of Wokingham lies just a few miles further to the East.

Bus services in the area provide regular access past Reading University and the Royal Berkshire Hospital into the town centre where there is wide range of leisure and retail facilities.



Reading town centre also has a mainline railway station with fast services to Paddington and services to Waterloo which run through the nearby Earley and Winnersh Triangle railway stations. Reading station also provides services to other parts of the country and Crossrail is due to open at Reading the future.

The M4 motorway can be joined either at Junction 11 by Green Park, 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.

EER: B85

Council Tax: G

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 4:28 PM

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

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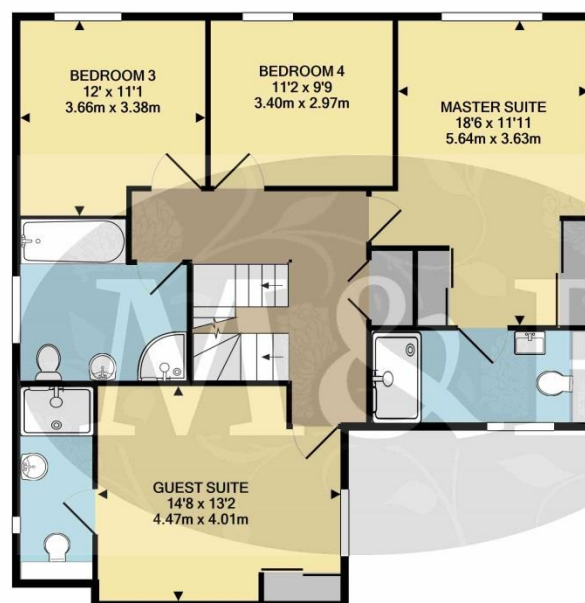
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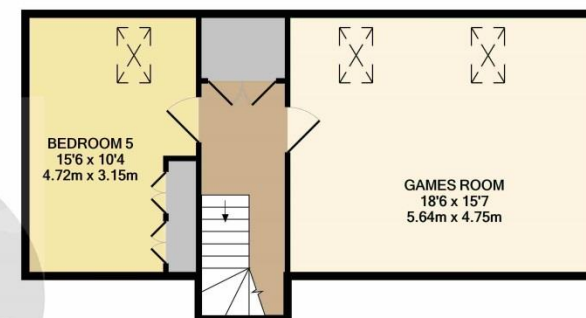
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GROUND FLOOR



1ST FLOOR



2ND FLOOR



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