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ESTATE AGENTS



84 Redhatch Drive, Earley, Reading, RG6 5QR - Price £465,000

A family home close to the University with an excellent garden studio

3 bedrooms, bathroom with separate shower, lounge, dining room, kitchen, garage, large 5 room summer house/ garden studio, driveway, gas radiator central heating



A bay fronted semi-detached home built by Cooks in the 1950s, refurbished a few years ago by the current owners but perhaps now in need of some tidying up in places.

A particular feature of the property is the detached garden building which offers 5 rooms and an attic.

The gardens extend to about 90ft in depth in a southerly direction. Many houses in the area have been extended so it may be that this property offers similar potential for enlargement, subject to any necessary consents.



Redhatch Drive is a popular and established street not far from the University or Maiden Erlegh Nature Reserve.

There are good shopping facilities at the Asda and Marks & Spencer complexes in Lower Earley. 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 property is in the Whiteknights School catchment area and the shared Maiden Erlegh catchment.



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: D65

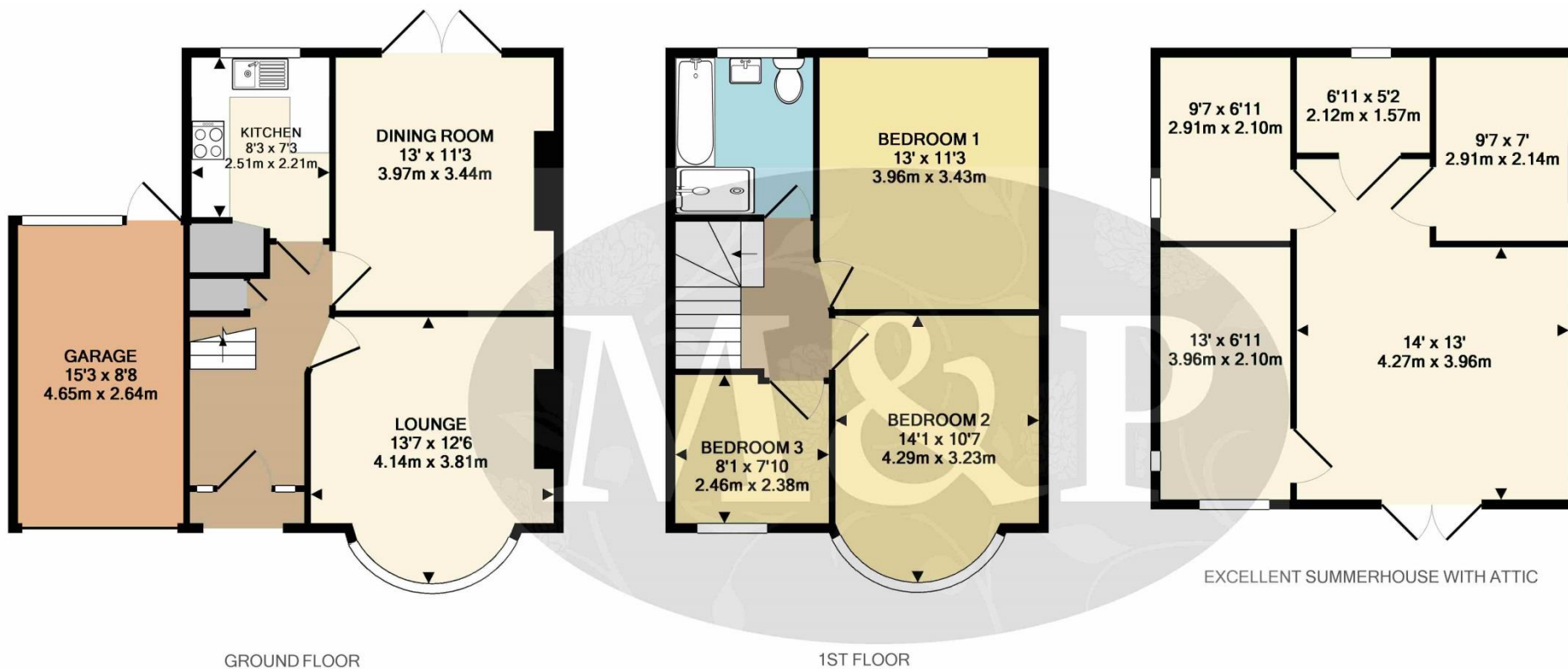
Council Tax: D

Floor Area (from EPC): 86 m² (925 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. 6/15/2020 10:52 AM

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

0118 926 4422 or earley@martinpole.co.uk



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