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Martin & Pole

Established 1846

ESTATE AGENTS



165 Beech Lane, Earley, Reading, RG6 5QE - Price £595,000

An extended link detached family home in Maiden Erlegh with good sized gardens

4 bedrooms, ensuite shower room, family bathroom, 2 reception rooms, kitchen/ breakfast room, cloakroom, garage, approx. 50ft by 50ft garden, driveway parking, gas radiator central heating, double glazing.



Location

Beech Lane is an established street with a mixture of property lying in the traditional Maiden Erlegh Secondary School catchment and the designated area of Radstock Primary School. Maiden Erlegh Nature Reserve with its lake and wooded walks is nearby and there are good shopping facilities available at the Asda and Marks & Spencer complexes in Lower Earley. Bus services in the immediate area provide access past the nearby University of Reading into Reading Town Centre where the mainline railway station provides fast services to Paddington. There are also services to Waterloo running through the nearby Earley station. The M4 motorway can be joined either at Junction 11, close to Green Park, where there is also the A33 south towards Basingstoke; or at Junction 10 where London then lies about 40 miles away and Heathrow airport about 20 miles away.

EER: D60

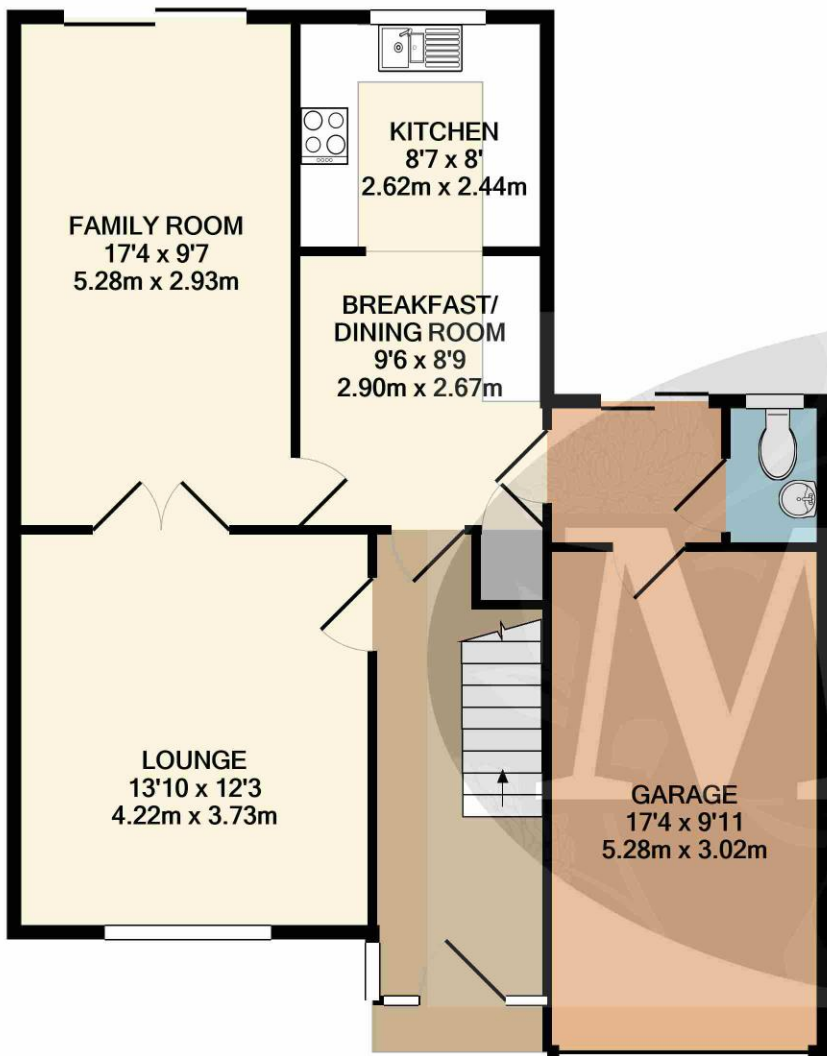
Council Tax: E

Floor Area (from EPC): 134 m2 (1442 ft2)

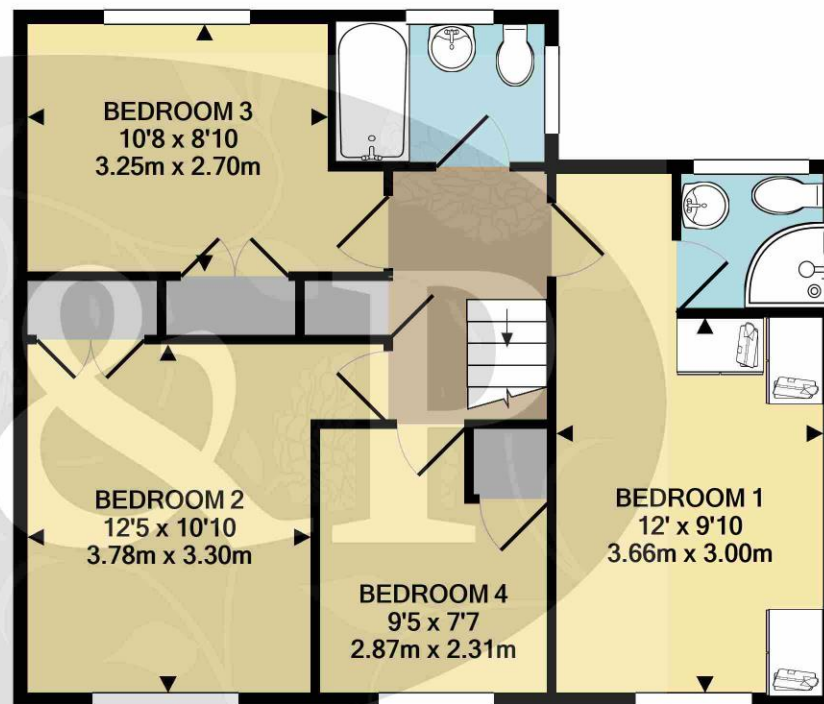
IMPORTANT NOTICE: We have endeavored to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority 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. 10/15/2020 12:29 PM



For further information or an appointment to view please contact our Earley branch on 0118 926 4422 or earley@martinpole.co.uk



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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