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Martin & Pole

Established 1846

ESTATE AGENTS



22 Wychwood Crescent, Earley, Reading, RG6 5RA – Offers in excess of £750,000

A beautifully presented Cooks detached house on a large plot close to the University

Master suite with impressive shower room (with underfloor heating) and walk in wardrobe, 3 further generous bedrooms, refitted family bathroom (with underfloor heating), lounge with fireplace, dining room, refitted open plan kitchen/ breakfast and family room, conservatory, utility room, cloakroom, garage, driveway parking for several cars



A detached house constructed in the 1950s and extended more recently. With a southwesterly approx. 95ft garden offering an outside entertainment area complete with log cabin and hot tub.

Wychwood Crescent is a sought after tree lined avenue, not far from the University and within the catchment of Maiden Erlegh and Whiteknights schools. Maiden Erlegh Nature Reserve with its wooded walks and lake is close by.

There are good shopping facilities available nearby at the Asda and Marks & Spencer complexes and 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 the nearby Earley railway 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.

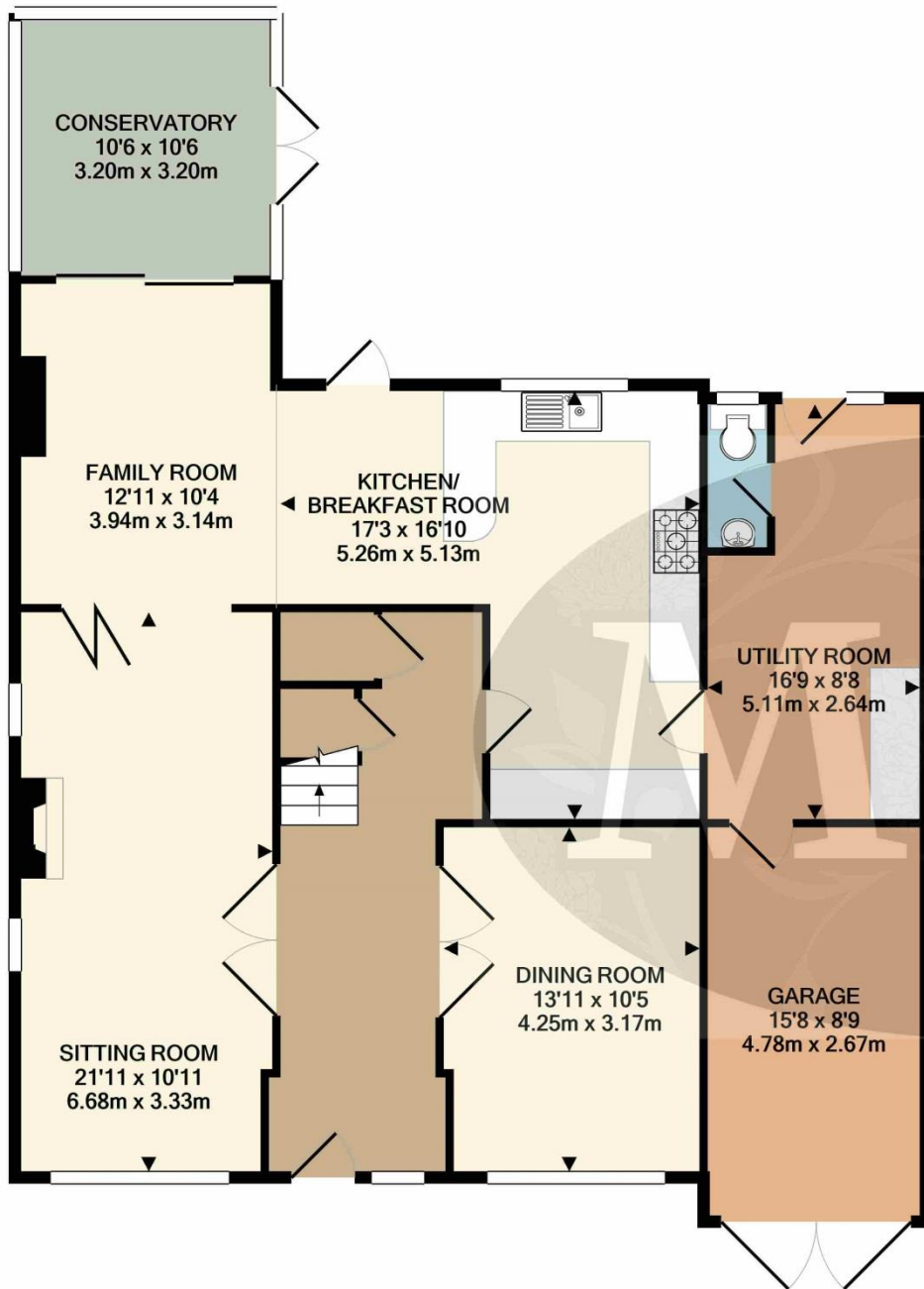
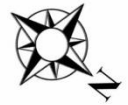
EER: D56 Council Tax: F

Floor Area (from EPC): 160 m2 (1722 ft2)

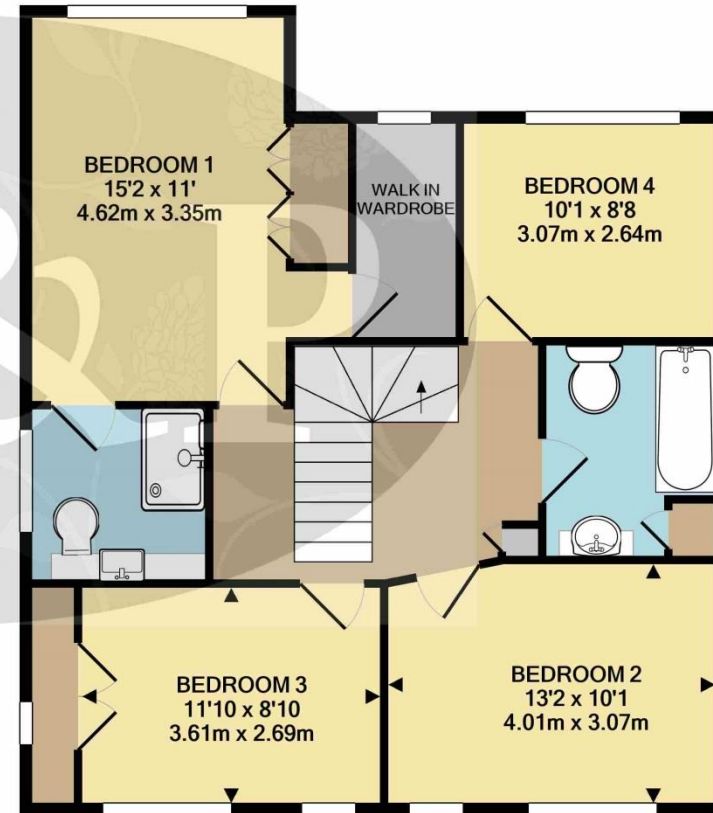
IMPORTANT NOTICE: We have endeavored to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority 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. 3/17/2020 4:52 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
APPROX. FLOOR
AREA 1276 SQ.FT.
(118.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 774 SQ.FT.
(71.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2051 SQ.FT. (190.5 SQ.M.)

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