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Martin & Pole

Established 1846

ESTATE AGENTS

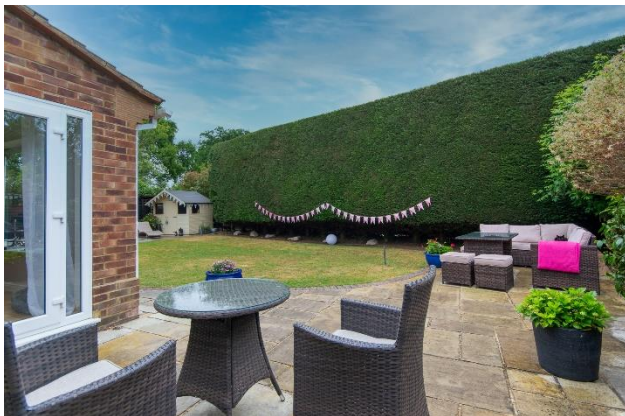


10 Kennedy Gardens, Earley, Reading, RG6 5RN - Price £695,000

A stunning detached house in the Aldryngton catchment

4 bedrooms, family bath and shower room, lounge, dining room, large kitchen/ breakfast room with island, beautiful sun room with bi fold doors to garden, utility room, cloakroom, store, driveway parking, secluded garden





Kennedy Gardens is a sought after cul-de-sac, close to Aldryngton and Maiden Erlegh Schools and the University. It is also not far from Maiden Erlegh Nature Reserve. There are local shops at The Parade on Silverdale Road with more extensive facilities at the Asda and Marks & Spencer complexes in Lower Earley; or at Woodley precinct.

Local bus services 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, 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: tbc Council Tax: F

Floor Area (from EPC): tbc

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.

7/30/2020 12:34 PM

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

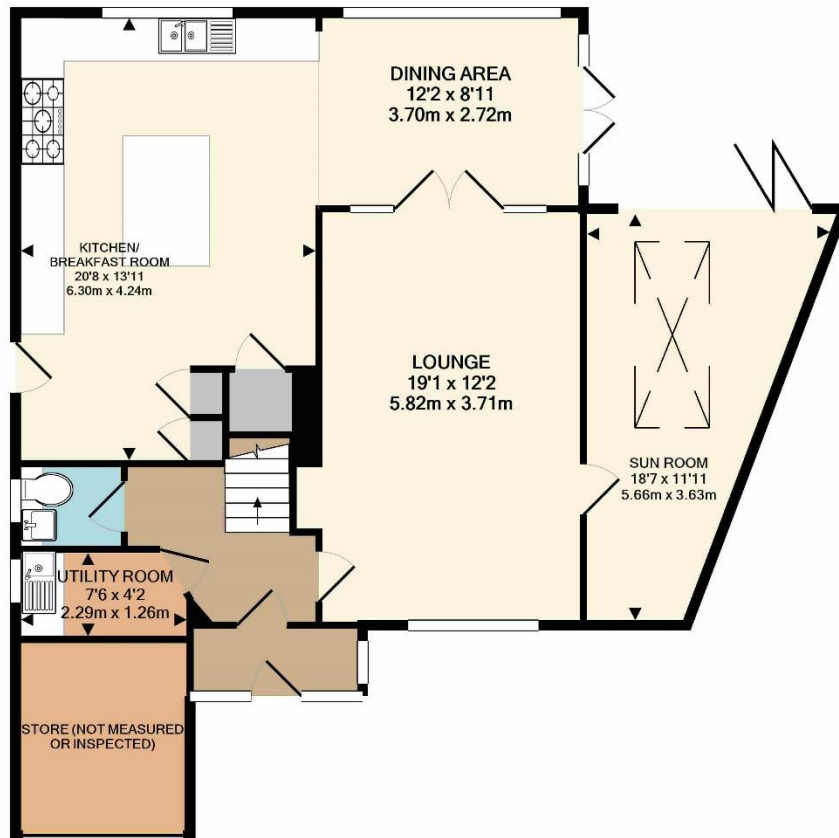
0118 926 4422 or earley@martinpole.co.uk

16 The Parade Silverdale Road
Earley Berkshire RG6 7NZ
T: 0118 926 4422
e@martinpole.co.uk

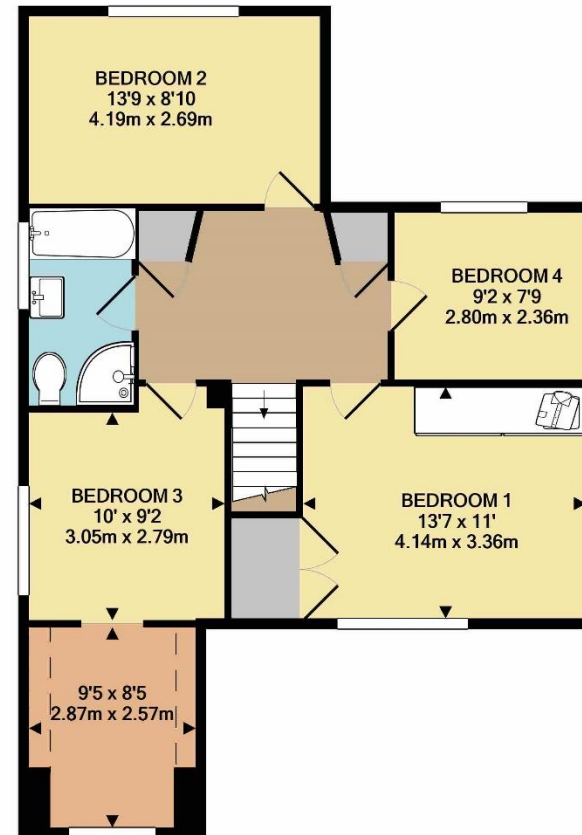
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GROUND FLOOR
APPROX. FLOOR
AREA 988 SQ.FT.
(91.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 691 SQ.FT.
(64.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1679 SQ.FT. (156.0 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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