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Martin & Pole

Established 1846

ESTATE AGENTS



**93 Beech Lane, Earley, Reading, RG6 5QD – Offers in excess of £550,000**

**An extended semi detached house in the Aldrynton catchment, with a 150ft garden backing onto a nature reserve**

**4 bedrooms, en suite shower room, family bathroom, lounge, kitchen/ breakfast room, dining room/family room, utility room, cloakroom, driveway parking for approx. 3 cars, approx. 150ft long gardens, double glazing, gas central heating**





An attractive bay fronted Cooks semi-detached house, in a sought after setting, built in the 1950's and extended at a later date. The property has undergone various improvements which include a refitted high-gloss kitchen, beautiful family/ dining room with vaulted ceiling, overlooking the gardens, and the addition of a utility room, cloakroom and en suite master bedroom.

The property has a large rear garden backing onto Maiden Erlegh Nature Reserve. It is close to the University Campus and not far from the Asda and Marks & Spencers shopping complexes.

There are also local shops available on Silverdale Road and two regular bus services nearby which run through the University and Hospital area into the town centre.

Reading town centre has a main line railway station with fast services to Paddington as well as services to Waterloo which run 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.

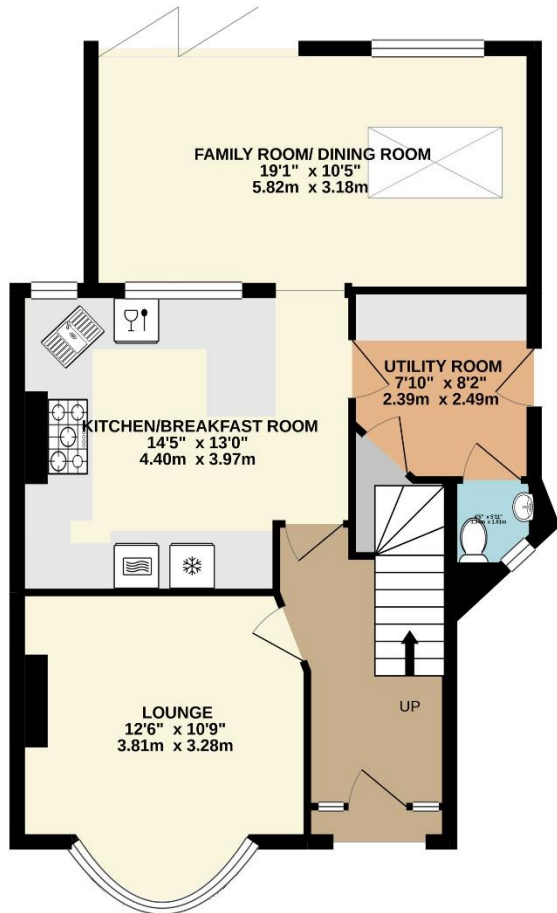
EER: D64 Floor Area (from EPC): 140 m<sup>2</sup> (1506 ft<sup>2</sup>) Council Tax: D

**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. 10/17/2020 3:01 PM

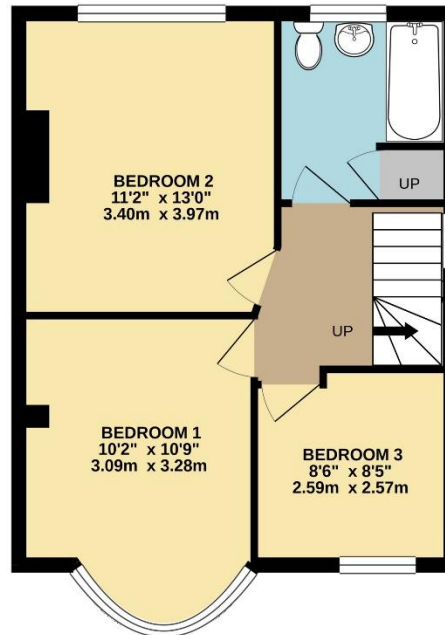
**For further information or an appointment to view please contact our Earley branch on:**

**0118 926 4422 or [earley@martinpole.co.uk](mailto:earley@martinpole.co.uk)**

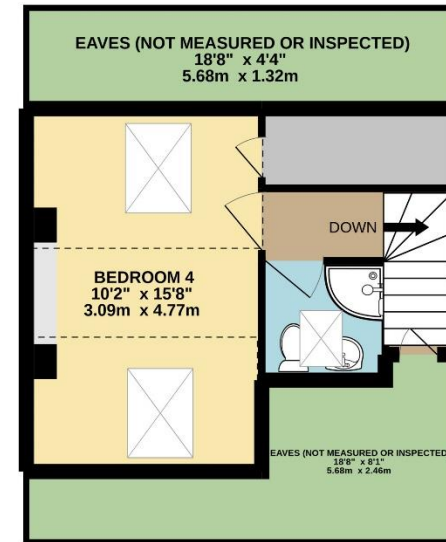
GROUND FLOOR  
 692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR  
 452 sq.ft. (42.0 sq.m.) approx.



2ND FLOOR  
 251 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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