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Martin & Pole
Established 1846

ESTATE AGENTS

25 Radstock Lane, Earley, Reading, RG6 5RX



Maiden Erlegh Catchment

A detached family home presented in good order throughout with landscaped rear gardens. Within the Radstock Primary School catchment and not far from the University campus or Maiden Erlegh Nature Reserve.

3 bedrooms including a generous third bedroom, family bathroom, additional downstairs shower room with WC, lounge, extended dining room, kitchen, garage, driveway parking.

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



Price £500,000 Freehold

25 Radstock Lane, Earley, Reading, RG6 5RX

DESCRIPTION/LOCATION: A very pleasant detached family home with garage to the side, linked by a covered walkway providing access between the front and back gardens. The current owners have lived in the house for approximately 12 years, have maintained it well during this period and replaced an aging conservatory to extend the dining room. There are fitted wardrobes and cupboards in all the bedrooms, the smaller third bedroom being a particularly generous size compared to the average.

The property sits within the Maiden Erlegh Secondary School catchment and is only a few hundred yards from Radstock Primary School. The University campus is also within easy reach. Shopping facilities are available locally at The Parade on Silverdale Road with more extensive facilities available at the Asda and Marks & Spencer complexes in Lower Earley, which sit adjacent to the Loddon Vale Leisure Centre, as well as the church, library and doctors surgery. There are regular bus services nearby providing access past the University, Royal Berkshire Hospital and into the town centre where there is a main line 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 Junction at 10 where London then lies about 40 miles away and Heathrow airport about 20 miles away.

ACCOMMODATION: The accommodation briefly comprises (all dimensions are approximate):

On the Ground Floor:

Replacement front door leading into:

Porch: Shelving behind curtain, door to the:

Reception Hall: Cloaks cupboard with storage under stairs, radiator.

Downstairs Shower Room: Comprising WC, wash hand basin and shower cubicle.

Lounge 14'4 x 10'9 minimum: Double glazed window, radiator.

Dining Room 23' maximum including the stairs & 19'8 minimum x 10'1: To one end of this room is a sitting area with vaulted ceiling, 2 skylight windows, double glazed window and French doors to the garden, 2 radiators.

Kitchen 10'5 x 9'5: Double glazed window, modern fitted kitchen comprising one and a half bowl sink unit with mixer tap inset into rolled edge work surfaces with units below, further range of eye and base level units with rolled edge work surfaces and drawers, four ring gas hob, integrated oven, recess and plumbing for automatic washing machine, integrated slimline dishwasher, fridge freezer space, part tiled walls.

Outside:

Front Garden: Open plan and laid mainly to lawn with a block paved driveway for 2/3 cars., two tone gravel with thyme plants. Access can be gained to the rear through the covered walkway.

Garage 17'4 x 8'3: With electric remote control operated up and over door, light and power, window to rear and door to the covered area.

Rear Garden: With a shaped patio enclosed by raised flower beds and steps leading onto a two tone gravel area with further patio areas to the rear. Summer house.

Energy Efficiency Rating: D63

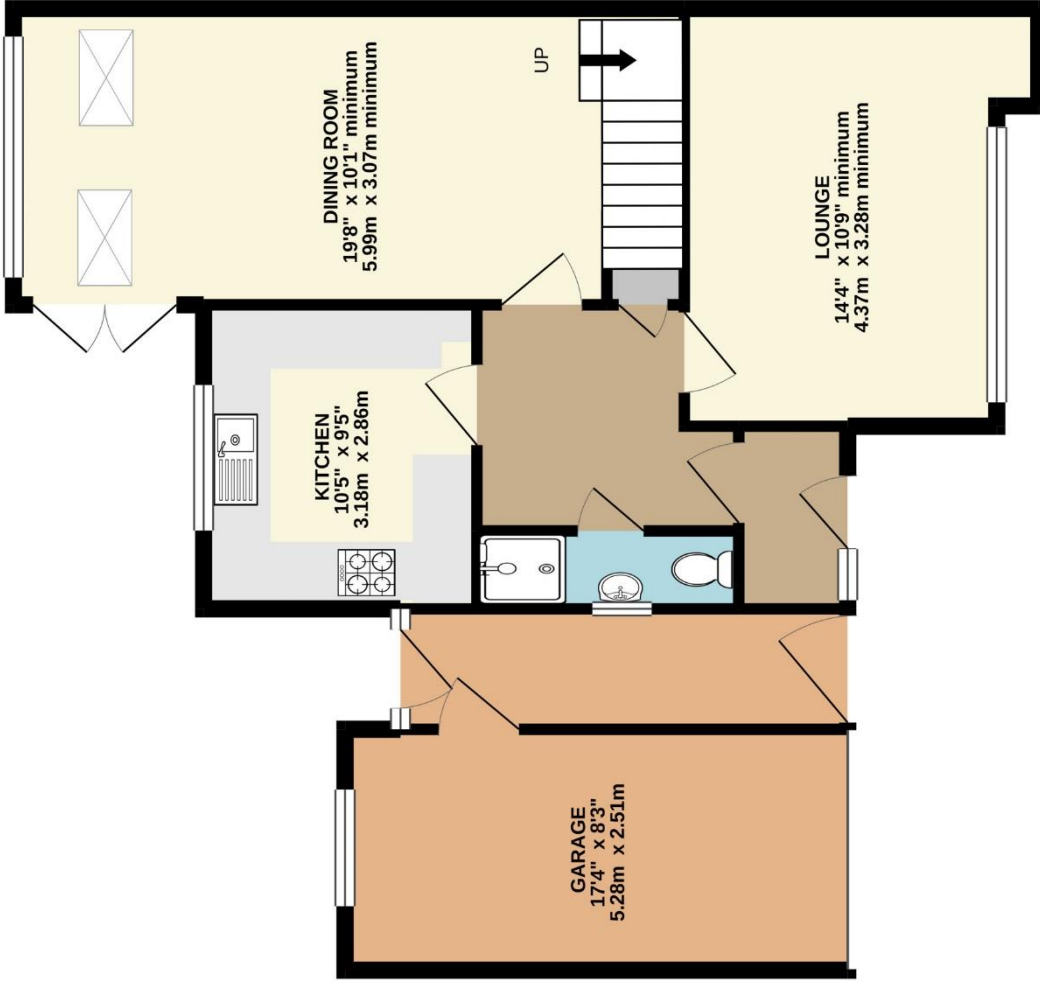
Council Tax: E

DIRECTIONS: From our offices in Earley, turn right onto Silverdale Road and at the end turn left onto Wilderness Road. At the mini roundabout turn left onto Beech Lane and then take the third turning right onto Redhatch Drive. Take the first left into Radstock Lane where number 25 can be found on the left-hand side shortly past the turning into Woodmere Close.

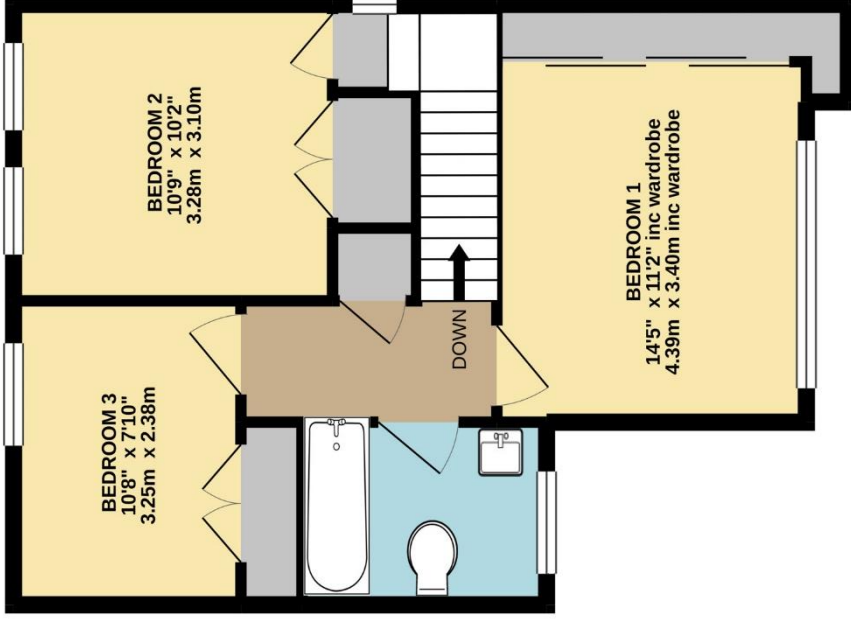
VIEWINGS: Strictly by prior appointment with the Vendor's sole agent, Martin & Pole 0118 926 4422. All in-person viewings are subject to our viewing policy which will be sent upon application.

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.

GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1316 sq.ft. (122.3 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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