



[www.martinpole.co.uk](http://www.martinpole.co.uk)

**Martin & Pole**  
Established 1846

ESTATE AGENTS

Residential & Commercial Estate Agents • Lettings Agents  
Auctioneers • Planners • Management • Surveyors & Valuers

## 12 Allonby Close, Lower Earley, Reading, RG6 3BY



### With no onward chain...

A pleasant link detached family home in a popular location, close to good communication links.

Within the Loddon Primary School catchment and the shared Maiden Erleigh Secondary School catchment

4 bedrooms, beautifully refitted ensuite shower room and family bathroom, good sized lounge with open fire place, kitchen/ dining room, cloakroom/ utility room, garage, driveway parking, approx. 45 ft by 40 ft gardens, double glazing, gas radiator central heating (recently replaced gas boiler).

For further information or an appointment to view please contact our Earley branch on 0118 926 4422 or [e@martinpole.co.uk](mailto:e@martinpole.co.uk)



Price £495,000 Freehold

# 12 Allonby Close, Lower Earley, Reading, RG6 3BY

**DESCRIPTION/LOCATION:** A two story link detached house constructed by Pye Homes in the 1980s and improved since then with the installation of double-glazed windows and very recently with a new gas boiler. The property is well presented throughout and offers well planned family accommodation, but many houses in the area have been extended and it might be therefore that this property has similar potential, subject to any necessary consents.

The property is close to Brookside Doctors Surgery and Loddon Primary School, and lies in the traditional Maiden Erlegh catchment. The property is also close to Maiden Erlegh Nature Reserve and Laurel Park, and there are good shopping facilities in the area at Silverdale Road, Maiden Place or the Asda and Marks & Spencer complexes. Local bus services provide access into Reading 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, by Green Park, 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.

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

On the Ground Floor:

UPVC double glazed front door with matching side lights leading to:

**Hallway:** Under stairs storage cupboard, wood effect laminate floor, radiator.

**Cloakroom/ Utility Room:** Opaque double glazed window, close coupled WC, fitted work surface with inset sink, unit below, recess and plumbing for automatic washing machine and tumble dryer, cupboard housing recently refitted gas boiler, part tiled walls, tiled floor, radiator.

**Lounge 18'6 x 10'11:** Double aspect with leaded light double glazed window to the front and double glazed French doors to the garden, the room is centred around an attractive Adam's style open fire place with marble effect background and hearth, wood effect laminate floor, radiator.

**Kitchen/ Dining Room 18'8 x 10'7:** Double aspect with leaded light double glazed window to the front, double glazed window to the rear and double glazed door to the size. The room is laid out in two distinct areas with a kitchen area comprising stainless steel sink unit inset into a range of worktops with eye and base level units, four ring gas hob, integrated oven, space for fridge freezer, space for dishwasher, radiator, wood effect laminate floor.

Outside:

**Front Garden:** Open plan and laid to lawn with driveway parking for 2 cars and access to the rear via a side path and wood panel gate.

**Garage 16'7 x 8'3:** With up and over door, light and door to the rear garden.

**Rear Garden:** About 45 foot in depth by about 40 foot in width, laid predominantly to lawn with a timber summer house at the rear and access to the front via a side path and wood panel gate.

**Energy Efficiency Rating:** D65

**Council Tax:** E

**DIRECTIONS:** Turn left from our offices onto Silverdale Road and at the end of the road turn right onto Gipsy Lane, then turning right onto Rushey Way. Take the next turning right into Egremont Drive and then first right into Allonby Close. Follow the road to the left where number 12 will be found towards the bottom of the cul-de-sac.

**VIEWINGS:** Strictly by appointment with the Vendors sole agent, Martin & Pole 0118 926 4422 enquiries@martinpole.co.uk. Viewings are subject to pre-registration and our viewing policy which will be provided 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



1ST FLOOR



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.  
 Made with Metroplan ©2020



16 The Parade  
Silverdale Road Earley  
Berkshire RG6 7NZ  
T: 0118 926 4422 F: 0118 926 3334  
e@martinpole.co.uk

The Auction House:  
Milton Road Wokingham  
Berkshire RG40 1DB  
T: 0118 979 0460 F: 0118 977 6166  
a@martinpole.co.uk

Associated Office:  
7 Broad Street Wokingham  
Berkshire RG40 1AY  
T: 0118 978 0777 F: 0118 977 1991  
w@martinpole.co.uk

[www.martinpole.co.uk](http://www.martinpole.co.uk)



0118 926 4422