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ESTATE AGENTS

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8 Strand Way, Lower Earley, Reading, RG6 4BU



First time to the market since new!

A well-proportioned detached family house, conveniently located for access to local amenities and communication links. In the Radstock and shared Maiden Erlegh/ Bulmershe/ Forest School catchments.

4 bedrooms, ensuite shower room, family bathroom, lounge, dining room, conservatory, kitchen/ breakfast room, cloakroom, garage (currently split into a store room and workshop), driveway parking for approx. 3 cars, gardens, double glazing, gas radiator central heating.

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

Price £495,000 Freehold

8 Strand Way, Lower Earley, Reading, RG6 4BU

DESCRIPTION/LOCATION: A two story detached house constructed in the mid-1980s by Beazer Homes and being sold for the first time since new. The owner has carried out some improvements during those years including the installation of double-glazed windows and replacing the boiler. A conservatory which was originally built in the 1990s has been replaced just in the last year or so. The property is well presented, clean and tidy throughout but perhaps a little dated now and offers the opportunity for the buyer to make improvements to their own taste and possibly extend, subject to any necessary consents.

Strand Way is one of the more established parts of Lower Earley and has always been popular. There is a children's playground at the end of the road and local shops nearby at Maiden Lane shopping centre. More extensive facilities are available at the Asda and Marks & Spencer complexes. It lies within the catchment area of Radstock Primary school and the shared Maiden Erlegh/ Bulmershe/ Forest Secondary schools, and is just over a mile from the University campus. Bus services in the area 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 Earley and Winnersh Triangle railway stations. 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:

Double glazed front door with side light leading to:

Entrance Porch: Door to:

Hallway: Under stairs storage cupboard, small under stairs storage cupboard, radiator.

Cloakroom: Coloured suite comprising opaque double glazed window, close coupled WC, wall mounted wash hand basin, radiator.

Sitting Room 15'11 x 12'3: Double glazed box bay window, radiator, double doors leading to:

Dining Room 11'9 x 9'10: Radiator, French doors leading to:

Conservatory 8'6 x 8'3: UPV double glazed conservatory with glass roof and French doors to the garden.

Kitchen/ Breakfast Room 14'5 x 10'3: Double glazed window, double glazed door to the garden, a fitted kitchen comprising 1 ½ bowl stainless steel sink unit with mixer tap inset into work surface with units below, further range of eye and base level units with work surfaces and drawers, four ring gas hob, oven below, recess and plumbing for automatic washing machine, wall mounted Worcester gas boiler, fridge freezer space, part tiled walls, radiator.

On the First Floor:

Landing: Access to the loft, airing cupboard housing hot water tank with slatted shelving over.

Bedroom 1 12'10 minimum x 10'6: Double glazed window, radiator.

Ensuite Shower Room: Opaque double glazed window, coloured suite comprising shower tray with electric shower, pedestal wash hand basin, close coupled WC, tiled walls, radiator.

Bedroom 2 11'2 x 10'5: Double glazed window, radiator.

Bedroom 3 9'10 x 7'7: Double glazed window, radiator.

Bedroom 4 10'1 x 9'10 both maximum measurements being an irregular shape: Double glazed window, radiator.

Bathroom: Opaque double glazed window, coloured suite comprising panel enclosed bath, close coupled WC, pedestal wash hand basin, part tiled walls, radiator.

Outside:

Front Garden: Now a block paved driveway providing parking for approximately 3 cars, with access to the rear via a wood panel gate and side path.

Rear Garden: With a paved patio leading onto an expanse of "AstroTurf" with flower and shrub borders.

Garage 18'11 x 8'10: Currently divided by a timber partition wall providing a storeroom at the front with up and over door and a workshop at the rear with door to the garden. There is loft storage space.

Energy Efficiency Rating: D66

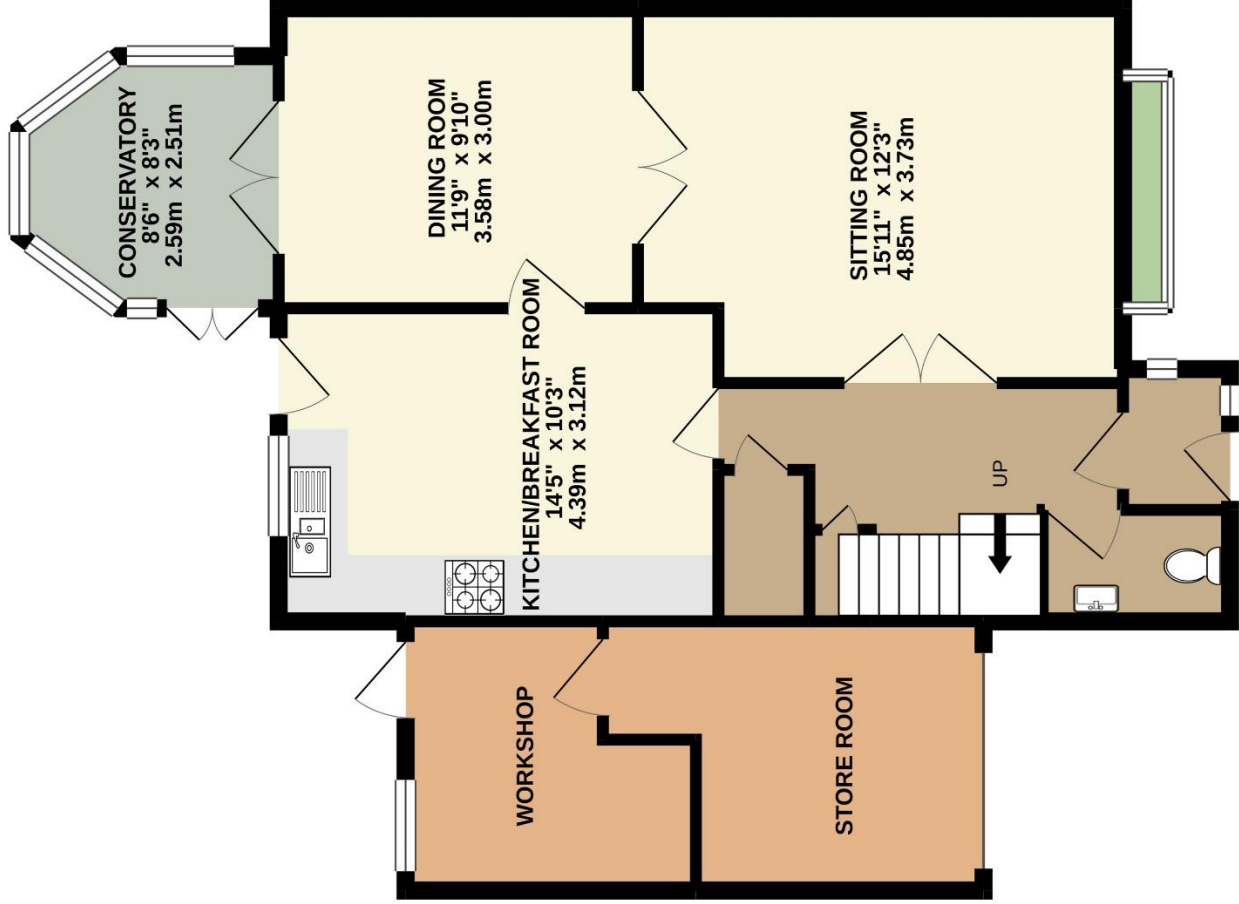
Council Tax: E

DIRECTIONS: Turn left from our offices in Earley onto Silverdale Road and at the end turn right onto Gipsy Lane. Turn right onto Rushey Way, taking the second left into Carshalton Way and then right at the roundabout into Westminster Way. Turn first left into Strand Way where number 8 will be found on the right-hand side.

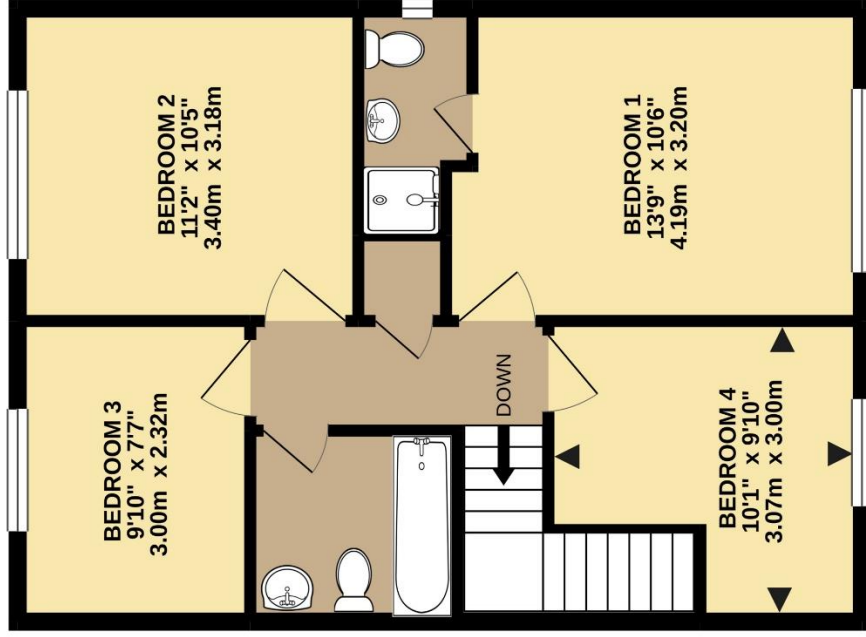
VIEWINGS: Strictly by appointment with the Vendors sole agent, Martin & Pole 0118 926 4422 enquiries@martinpole.co.uk. Viewings are subject to pre-registration and our viewing policy which will be provided upon application.

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



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