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**Martin & Pole**  
Established 1846

ESTATE AGENTS

## 25 Lakeside, Earley, Reading, RG6 7PG



**No onward chain and within the Aldrynton catchment...**

**Also in the traditional Maiden Erlegh catchment - an extended and beautifully presented 4 bedroom semi-detached home, very close to Maiden Erlegh Nature Reserve and not far from Earley Station and the University.**

4 bedrooms, en suite shower room, family bathroom, living room, dining room with sitting area, kitchen/ breakfast room, utility room, cloakroom, 1 ½ length garage, block paved driveway, beautifully landscaped gardens with productive vegetable plots, gas radiator central heating, double glazing.

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 £550,000 Freehold**

# 25 Lakeside, Earley, Reading, RG6 7PG

**DESCRIPTION/LOCATION:** A semi-detached house constructed by Gough Cooper circa 1962 and extended more recently. Although already enlarged, other properties in the area have been extended further so it could be that potential exists for further development if required, subject to any necessary consents.

The location is particularly convenient with regular bus services nearby leading past the University, Royal Berkshire Hospital and into the town centre where there is a main line railway station with services to various parts of the country including fast services to Paddington and services to Waterloo running through the nearby Earley railway station. The property is just across the road from Maiden Erlegh Lake and there are doctors and dental surgeries within the area. As well as the ever-popular state schools, there are private and grammar schools within reasonable distance. There are local shops on Silverdale Road with more extensive facilities at the Asda and Marks & Spencer complexes in Lower Earley. 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:

**Covered Entrance Porch:** With courtesy light, opaque double-glazed door leading to:

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

**Living Room 14'9 x 12'4 maximum:** Double glazed window, wood laminate floor, fireplace, double doors opening to:

**Dining Room 10'3 x 9'11:** Wood effect laminate floor, opening through to:

**Sitting Room 9'7 x 5'6:** Double glazed patio doors to the garden, wood effect laminate floor, radiator.

**Kitchen/ Breakfast Room 17'11 x 8'3:** Double glazed window, a fitted kitchen comprising stainless steel double bowl sink unit with mixer tap inset into work surface with units below, further eye and base level units with work surfaces and drawers, four ring gas hob, integrated double oven, space for dishwasher, cloaks hanging cupboard, radiator.

**Utility Room 7'8 x 7'2 both maximum measurements being L-shaped:** Space and plumbing for automatic washing machine and tumble dryer, fridge freezer space.

**Cloakroom:** Opaque double-glazed window, low level WC, wash hand basin, wall mounted electric heater.

On the First Floor:

**Landing:** Twin double-glazed windows, wood effect laminate floor.

**Bedroom 2 13'7 x 10'11 minimum including wardrobes:** Double glazed window, extensive range of fitted wardrobes, built-in cupboard, wood effect laminate floor, radiator.

**Bedroom 3 10'8 x 9'2:** Double glazed window, wood effect laminate floor, radiator, built-in cupboard, airing cupboard.

**Bedroom 4 7'7 x 6'8:** Double glazed window, wood effect laminate floor, radiator.

**Bathroom:** Double aspect, opaque double-glazed windows, panel enclosed bath with shower over, WC with concealed cistern, wash hand basin inset into vanity unit, wood effect laminate floor, heated ladder towel rail, part tiled walls.

On the Second Floor:

**Landing:** Skylight window with remote control blind, access to eaves storage.

**Bedroom 1 16'2 x 11'10 on average being an irregular shape:** Double aspect with double glazed window to the rear and 2 skylight windows to the front, wood effect laminate floor, electric radiator, eaves storage space.

**En suite Shower Room:** Opaque double-glazed window, shower cubicle, close couple WC, wash hand basin inset into vanity unit, heated ladder towel rail.

Outside:

**Front Gardens:** Open plan and laid to lawn with flower beds and a block paved driveway.

**Garage 22'8 x 8':** With up and over door, light and power, door to utility room.

**Rear Garden:** Approximately 60 feet in depth with a terraced patio leading onto an expanse of lawn with flower and shrub borders and a range of productive vegetable plots, timber potting shed, outside tap, outside light.

**Energy Efficiency Rating:** C71

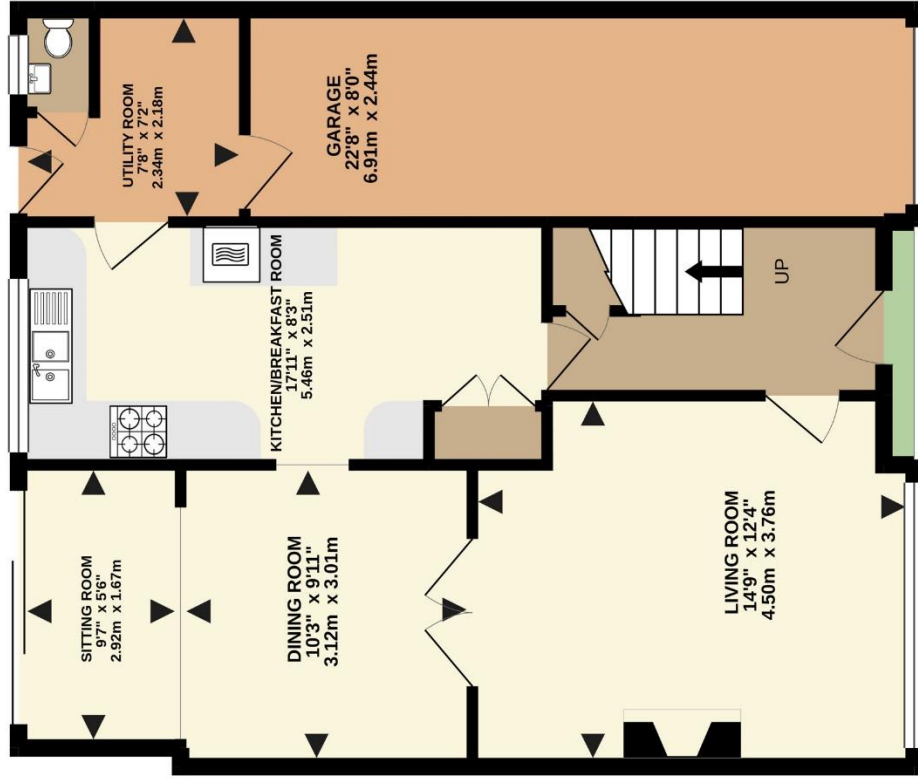
**Council Tax:** D

**DIRECTIONS:** Turn left from our offices onto Silverdale Road, taking the first turning right onto Lakeside where number 25 will be found on the right-hand side.

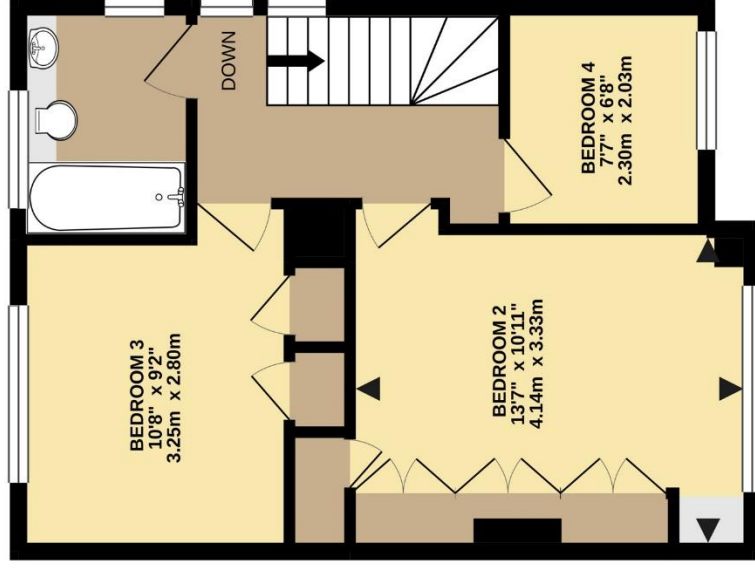
**VIEWINGS:** Strictly by appointment with the Vendors sole agent, Martin & Pole 0118 926 4422 enquiries@martinpole.co.uk. Viewings are subject to pre-registration and our viewing policy which will be provided upon application.

**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



2ND 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.  
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