



**RICS**

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**Martin & Pole**

Established 1846

ESTATE AGENTS

# 1 Loxwood Earley Reading RG6 5QZ

## Price £525,000 Freehold



# 1 Loxwood Earley Reading RG6 5QZ



A beautifully presented, extended, link detached family home with generous accommodation, particularly on the ground floor and with a good size third bedroom.

Within the Radstock and traditional Maiden Erlegh catchment, not far from regular bus services and the University.

3 bedrooms, bath/shower room, 4 reception rooms, kitchen/breakfast room with utility area, downstairs cloak/shower room, garage, driveway parking, gas radiator central heating, double glazing.

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Loxwood is an established and popular street with a range of family size properties and lies not far from Maiden Erlegh Lake with its Nature Reserve.

Among the many improvements is the recent installation of high quality hand built wardrobes to bedrooms 1 & 2. There is no onward chain so a quick sale is available for those buyers that require it.

The property is conveniently set for access to local amenities such as the Asda and Marks & Spencers complexes. Reading Town Centre, easily reached by regular bus services, has a mainline Railway Station with fast services to Paddington as well as services to Waterloo which run through Earley Railway Station.

The M4 motorway can be joined either at junction 11, where there is also the A33 south towards Basingstoke, or at junction 10 where London then lies about 40 miles away and Heathrow Airport 28 miles away.



EER: D58 Council Tax: E Floor Area (from EPC): 108 m<sup>2</sup> (1162 ft<sup>2</sup>)

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)



**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.

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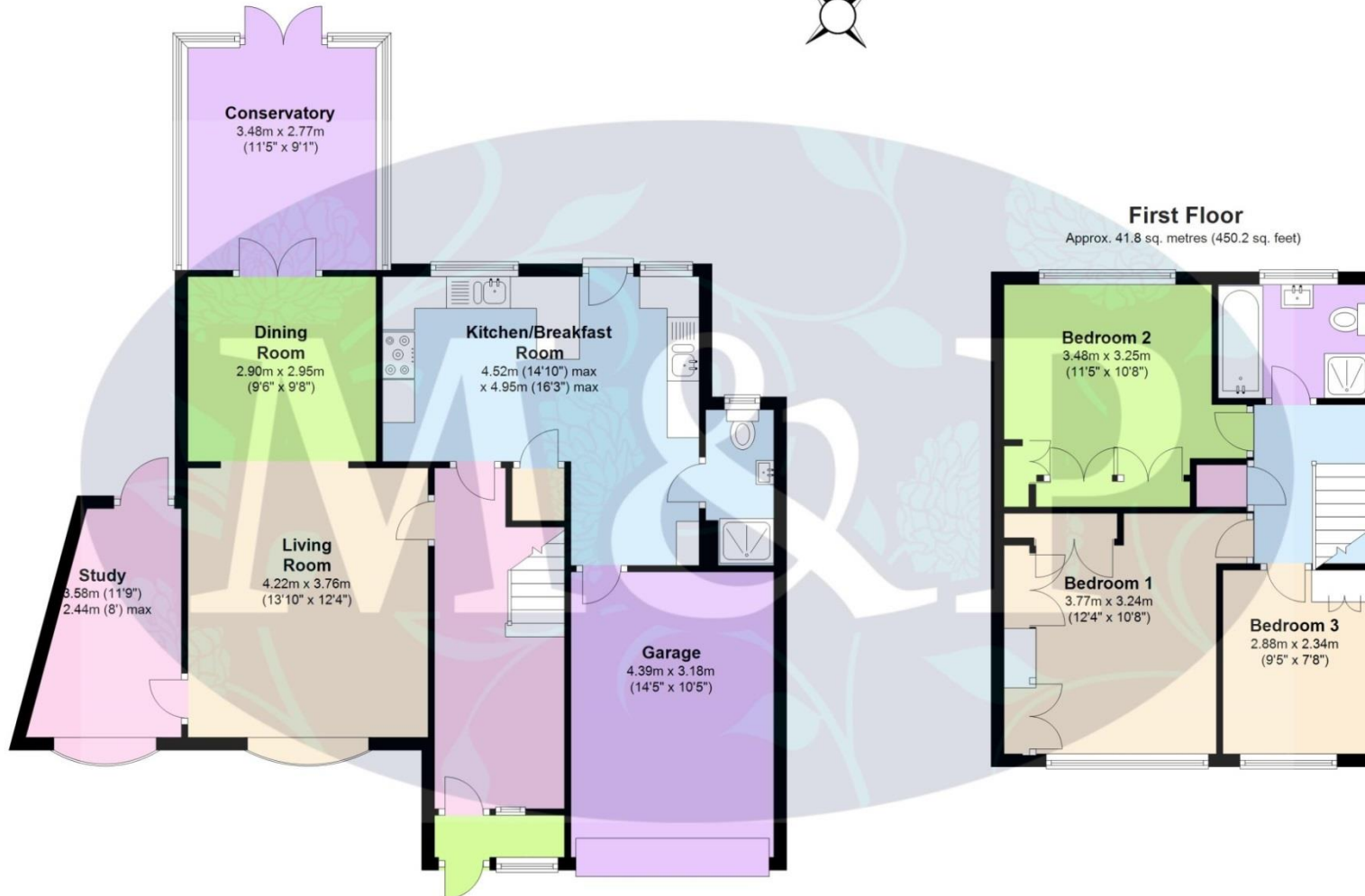
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### Ground Floor

Approx. 92.4 sq. metres (994.2 sq. feet)



Total area: approx. 133.9 sq. metres (1441.0 sq. feet)

Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.

Plan produced using PlanUp.

