



www.martinpole.co.uk

Martin & Pole
inc. Watts & Son est. 1846

Residential & Commercial Estate Agents
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents



3 Buckhurst Way, Earley, Reading, RG6 7RL - Price £930,000

An enviable location on a private road, with large gardens, close to the University, within the Aldrynton and Maiden Erlegh catchments and with no onward chain.



4 bedrooms, ensuite bathroom, additional bathroom, separate WC; lounge, dining room, kitchen, ground-floor bathroom, mainly double glazed, driveway parking, gas radiator central heating, garage, approx. 110 ft gardens.



A classic 1930s detached house set in one of Maiden Erlegh's most admired locations. The property is superbly set for access to popular local state, grammar and private schools, with excellent communication links from the nearby Earley Railway Station, the main railway station in Reading town centre, and the M4 motorway networks.

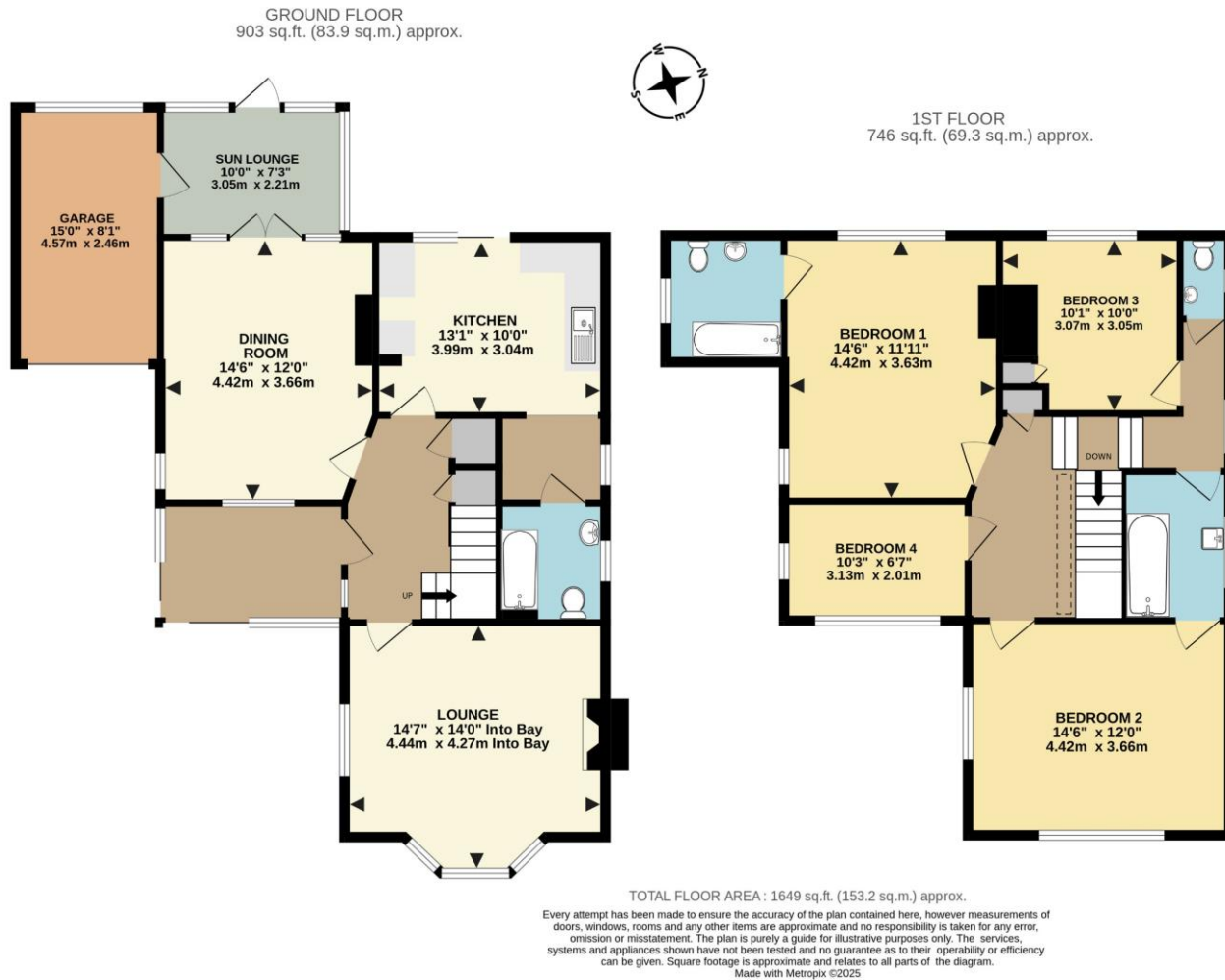
The property is being sold with no onward chain and does not require updating and modernisation. It represents a superb opportunity for the new owners to extend, remodel and refurbish to their own tastes.

EER: D60 **Council Tax:** G **Tenure:** Freehold

The Ofcom website provides information about broadband availability and mobile networks.

Services: All mains services are believed to be connected.

IMPORTANT NOTICE: We have endeavoured 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 may pay us a referral fee. The value of this fee can vary. We do not receive a referral fee from the solicitor.



For further information or an appointment to view please contact our Earley branch on:

0118 926 4422 or earley@martinpole.co.uk

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

Associated Offices:
Wallis House
27 Broad Street
Wokingham RG40 1AU
T: 0118 978 0777
w@martinpole.co.uk

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

Fine & Country
Wallis House
27 Broad Street
Wokingham RG40 1AU
T: 0118 989 4499
wokingham@fineandcountry.com

www.martinpole.co.uk



0118 926 4422