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64 Crockhamwell Road, Woodley, Reading, RG5 3LD – Price £545,000
A large family home within the Beechwood and Waingels catchment areas...



4 bedrooms, bathroom, potential for ensuite or 5th bedroom, large lounge, dining room, kitchen/ breakfast room, downstairs cloakroom, separate downstairs shower room, detached garage, good off-road parking, 60ft x 40ft gardens, gas radiator central heating.



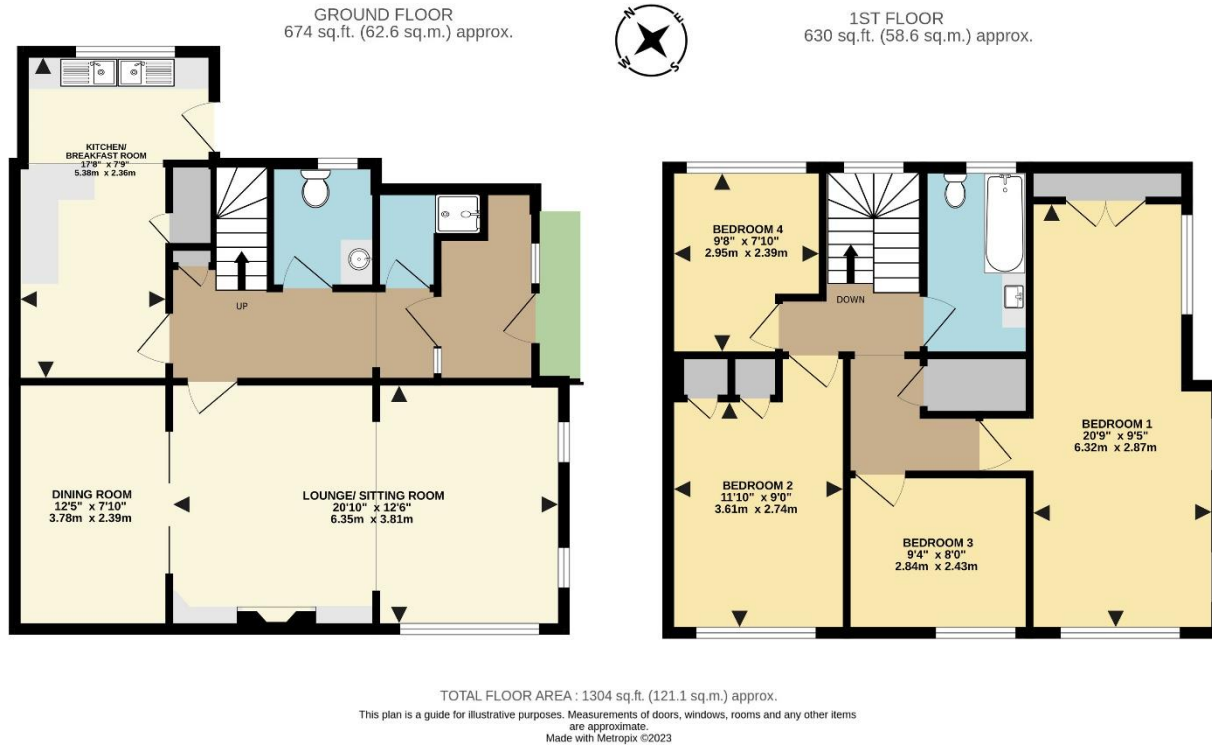
A Wimpey semi-detached house being sold for the first time since new and with no onward chain. The property has had a substantial extension to provide generous family accommodation and the layout of Bedroom 1 and the adjacent family bathroom suggests the opportunity for an ensuite or, with some reconfiguration, a 5th bedroom. Many houses in the area have been extended further to the rear and it may be that the property offers similar potential should it be required, subject to any necessary consents.

The property is set on a slip road on the edge of the popular and established Caldbeck Drive estate in the centre of Woodley. Woodley precinct is close at hand and offers a range of amenities. Bus services in the area provide access into Reading town centre, where there is a main line railway station with services to Paddington, the Elizabeth line and services to Waterloo, which run through the relatively nearby Earley Railway Station.

To the north of Woodley is the A4 providing access to Maidenhead, Reading and the A3290. The M4 motorway network can be joined at Junction 10 via the A3290, where London then lies approximately 40 miles away and Heathrow Airport approximately 28 miles away. It can also be joined at Junction 11 where there is also the A33 south towards Basingstoke, as well as Green Park with its new railway station.

EER: D61 Council Tax: E Tenure: Freehold
Broadband Availability (according to Ofcom): Ultrafast

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 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.



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

0118 926 4422 or earley@martinpole.co.uk

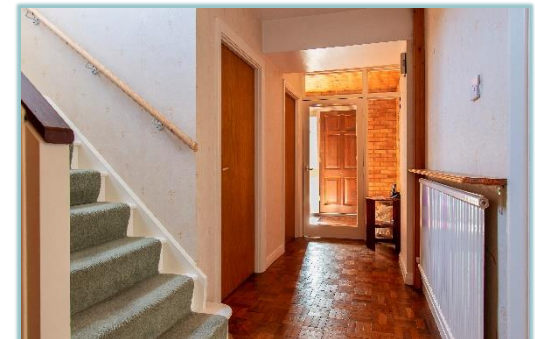
16 The Parade
Silverdale Road
Earley Reading
RG6 7NZ
T: 0118 926 4422
e@martinpole.co.uk

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