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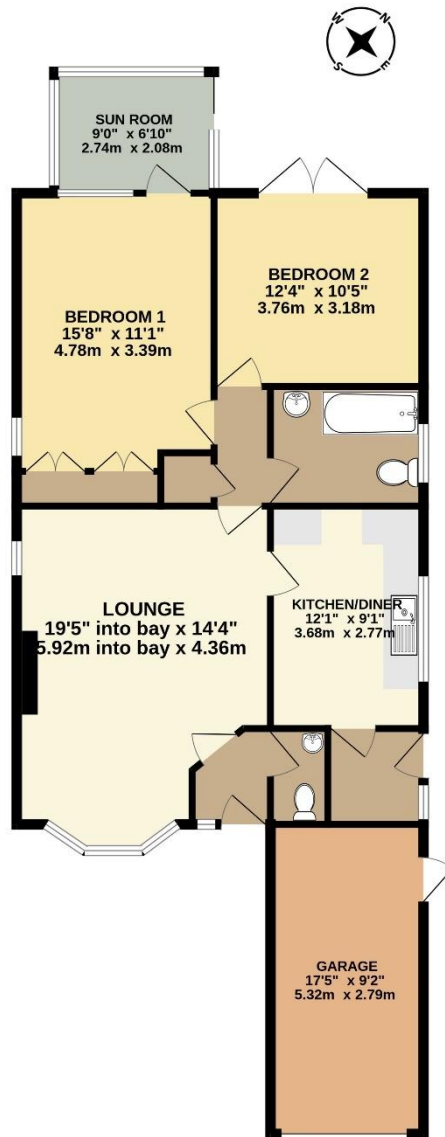
The Crescent, Earley, Reading, RG6 7NN £545,000  
A lovely, individual and very well presented detached bungalow in an extremely convenient setting ...



2 bedrooms (1 currently used as a dining room), bathroom, kitchen/dining room, large lounge, cloakroom, utility room, garage, gas radiator central heating, double glazing, well-tended gardens.



GROUND FLOOR  
1031 sq.ft. (95.8 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 sq.m.) approx.  
This plan is a guide for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate.  
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A sought after setting, just a few hundred yards from Earley railway station and bus services providing access into Reading town centre.

There are local shops available on Silverdale Road with more extensive facilities at the Asda and Marks & Spencer complexes in Lower Earley, or at Woodley precinct.

The property is within the Aldryngton Primary School catchment and the shared Maiden Erlegh School catchment. It is also not far from Maiden Erlegh Nature Reserve, doctors and dentist surgeries and within easy reach of two junctions of the M4.

It may well be that there is potential for enlargement or conversion of the garage if required, subject to any necessary consents, although this would make an extremely pleasant home as it is.

**EER:** D61 **Council Tax:** E **Tenure:** Freehold

**Broadband Availability (according to Ofcom):** Ultrafast

The Ofcom website also provides information about 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 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:**

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