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**1 Loxwood, Earley, Reading, RG6 5QZ – Price £575,000**

An extended, link-detached family home within the traditional Maiden Erlegh and Radstock catchment...





3 good-sized bedrooms (2 with built-in wardrobes), 4 reception rooms including a conservatory, kitchen/ breakfast room, downstairs cloak/ shower room, garage, driveway parking for approx. 3/4 cars, compact low maintenance gardens, gas radiator central heating, double glazing.





A well-presented property with generous accommodation, particularly on the ground floor. As well as being close to good schools, it is not far from the University campus and Maiden Erlegh Nature Reserve.

The property is well placed for access to local amenities such as the Asda and Marks & Spencer complexes. Reading town centre, easily reached by regular bus services, has a main line railway station with fast services to Paddington, services on the Elizabeth line, and services to Waterloo which run through the nearby Earley Railway Station.

The M4 motorway can be accessed either at Junction 11, where there is also the A33 south to Basingstoke, as well as Green Park and its new railway station; or at Junction 10 where London then lies approximately 40 miles away and Heathrow Airport approximately 28 miles away.

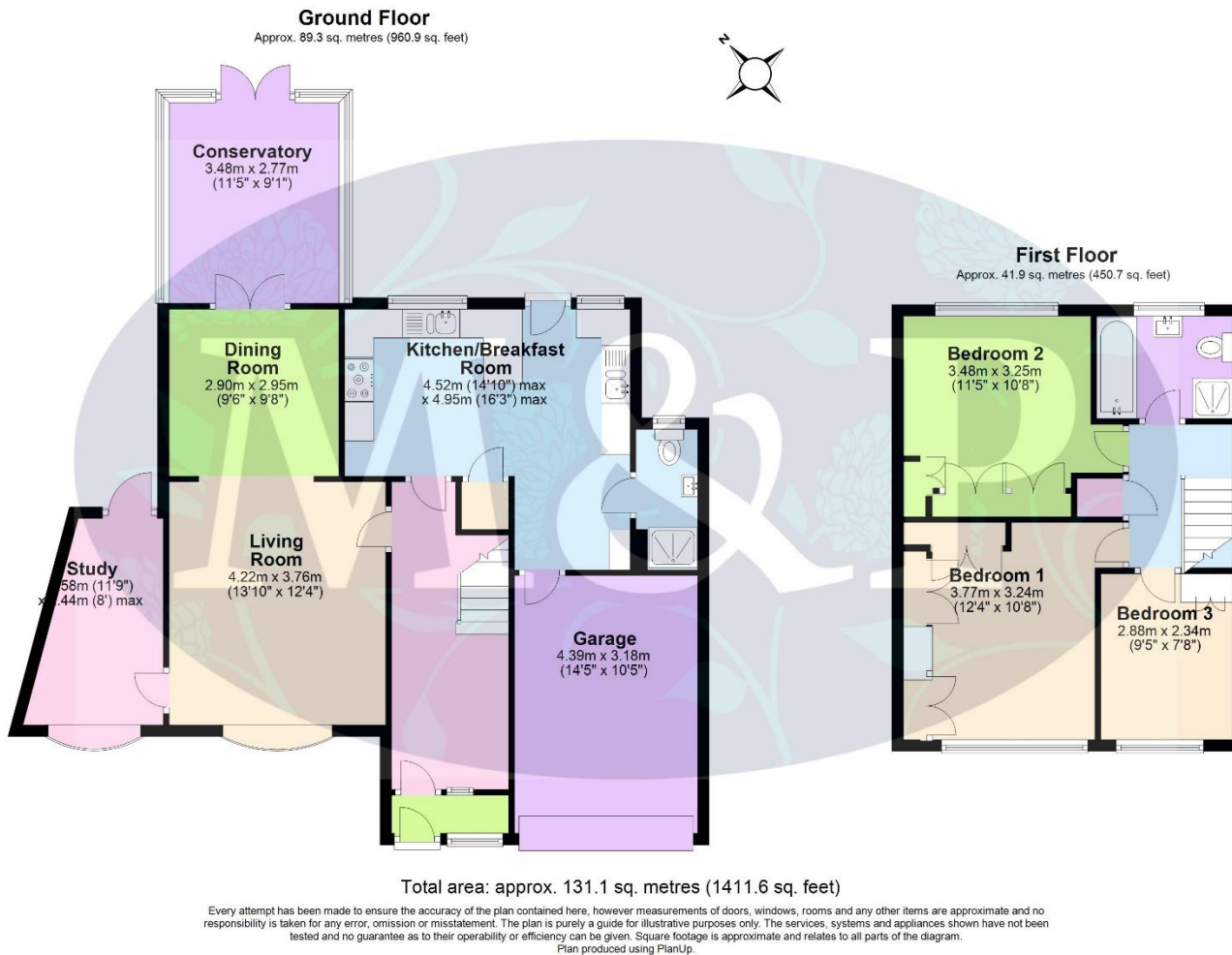
Please note, the property is beside an electric substation.

**EER:** D58 **Council Tax:** E **Tenure:** Freehold

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

**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:**

**0118 926 4422 or [earley@martinpole.co.uk](mailto:earley@martinpole.co.uk)**



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