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**Martin & Pole**

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Residential & Commercial Estate Agents  
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Chartered Surveyors & Estate Agents

**3 Egremont Drive, Lower Earley, Reading, RG6 3BS**

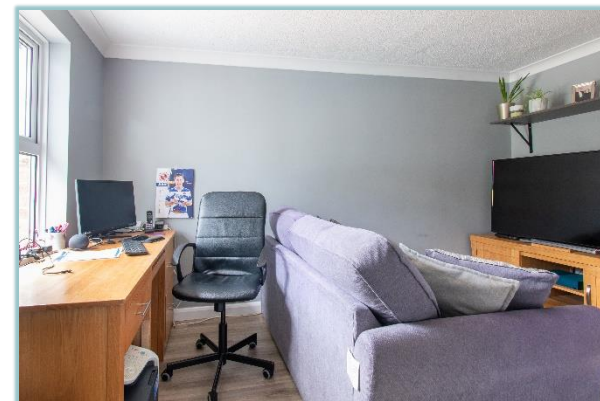
**Offers in Excess of £400,000**

Detached bungalow with separate home office – secluded low-maintenance garden – close to local amenities and parks...





**2 double bedrooms, one with WC, refitted bathroom, open-plan lounge with dining area, conservatory, kitchen, double glazing, gas radiator central heating, separate home office, driveway, garden.**



A detached bungalow constructed by Pye Homes, set off the road and accessed down a footpath, with driveway parking in front of the original garage, which has now been converted to a home office with loft storage space.

The current sellers have carried out several improvements, including replacing the boiler, the bathroom, flooring and general redecoration and refurbishment.

Egremont Drive is on the established Lower Earley development, where there are local shops available at Maiden Place, with more extensive facilities at the Asda and Marks & Spencer complexes in Lower Earley. Maiden Erlegh Nature Reserve and Laurel Park are nearby.

Bus services in the area provide access into Reading town centre, where the main line railway station offers services to Paddington, on the Elizabeth Line, and also to Waterloo which run through the Earley and Winnersh Triangle railway stations.

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

EER: D68 Council Tax: D 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 will pay us a referral fee. We do not receive a referral fee from the solicitor.



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.  
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**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)**



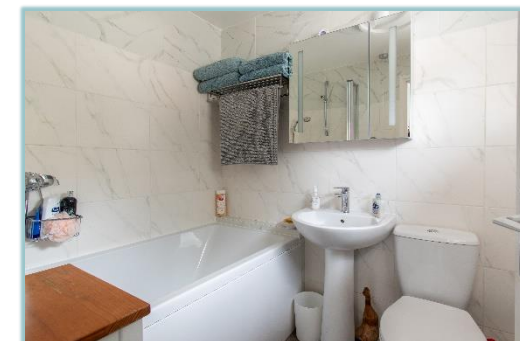
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