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Chartered Surveyors & Estate Agents



8 Egerton Road, Reading, RG2 8HQ – Price £615,000

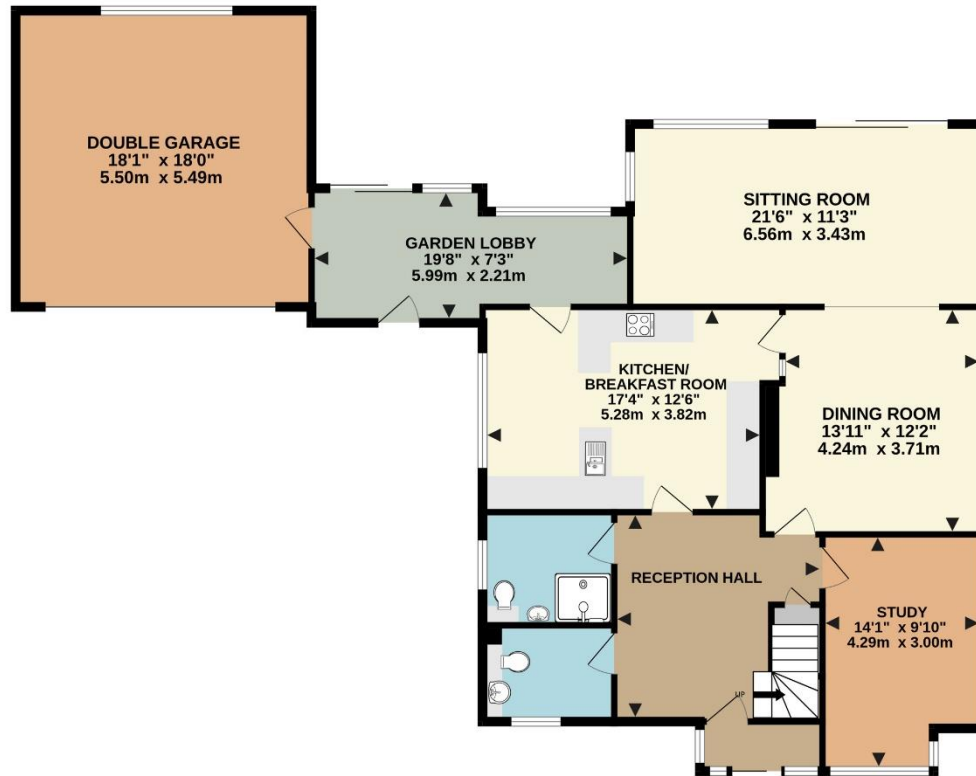
A large individual semi-detached house, not far from the University, with double width garage...



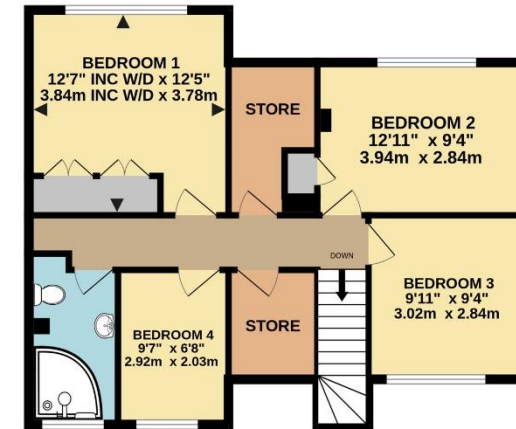
4 bedrooms, family bathroom, large reception hall, lounge, dining room, study, kitchen/ breakfast room, cloakroom, separate shower room with additional WC, garden lobby, double width garage, generous off-road parking, secluded gardens.



GROUND FLOOR
1516 sq.ft. (140.8 sq.m.) approx.



1ST FLOOR
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 2184 sq.ft. (202.9 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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Constructed in the 1950s and extended considerably at a later date, a very pleasant semi-detached family home, set in a virtually traffic-free location, close to the University, ECMWF and Junction 11 of the M4. Although already extended and enlarged, it may be that further potential exists, subject to any necessary consents. The plot extends to a just over 50ft from the side of the house in front of the garage and the rear gardens are on average about 38ft deep and about 60ft wide. There are local shops nearby and the property is close to good schools including Crosfields and Leighton Park. Bus services in the area provide access into Reading town centre, where there is a main line railway station with fast services to Paddington, services to Waterloo and other parts of the country, and services on the new Elizabeth Line.

EER: E50 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 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.

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