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21 Wychwood Crescent, Earley, Reading, RG6 5RA - Price £780,000

Large, detached family home | Close to the University | Approx. 100ft by 50ft rear gardens | Maiden Erlegh | Potential to enlarge (stp)



3 good size bedrooms, superb family shower room with underfloor heating, downstairs cloakroom, lounge opening onto sitting room, conservatory, dining room, kitchen opening onto breakfast room, garage with EV charging point, driveway parking, gas radiator central heating, double glazing, access to garden on both sides of property.



An attractive, beautifully presented Cooks detached house, built in the 1950s, modernised more recently and enlarged by way of a conservatory and breakfast room. Many of the properties in the area have been extended considerably, so it may well be that similar potential exists for this property, subject to any necessary consents.

Wychwood Crescent is a particularly sought-after road, comprising houses of similar style and calibre, all with large gardens. The property is well placed for access to the University, the Asda and Marks & Spencer shopping complexes, and close to good private and state schools.

There are bus services locally providing access into Reading town centre, where the main line railway station offers services on the Elizabeth line, to Paddington, and also to Waterloo which run through the nearby Earley Railway Station.

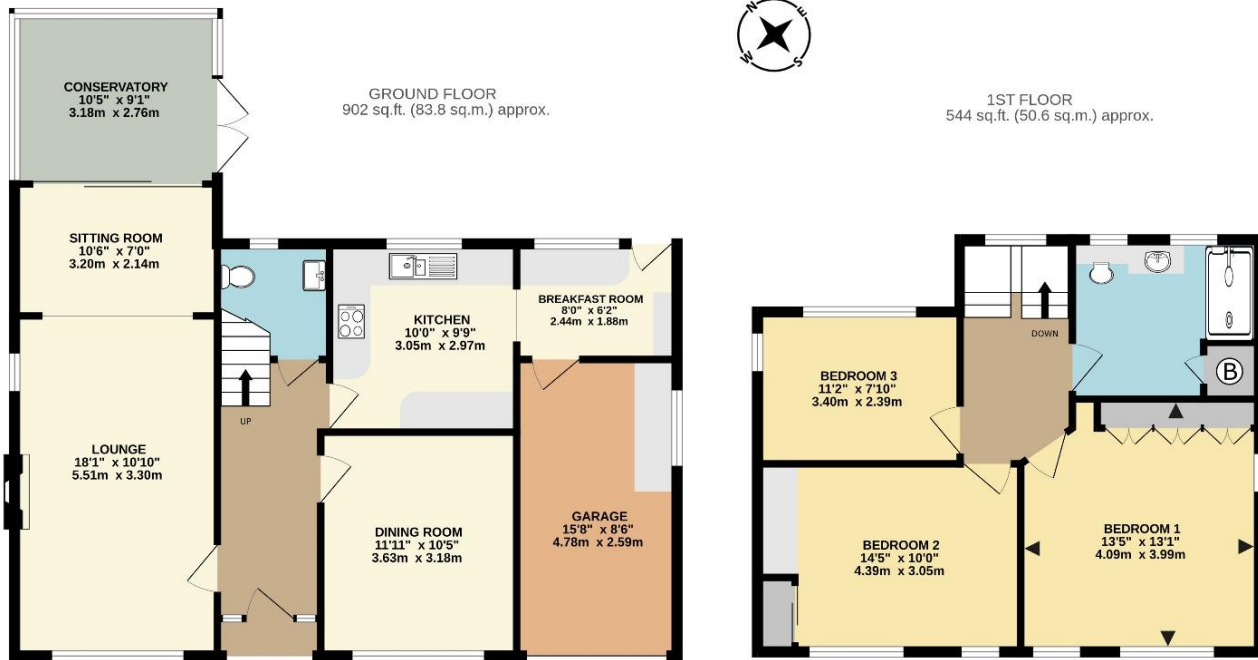
The M4 motorway can be accessed either at Junction 11, where there is also the A33 south to Basingstoke, as well as Green Park and its new railway station; or at Junction 10 where London then lies approximately 40 miles away and Heathrow Airport approximately 28 miles away.

EER: D58 **Council Tax:** E **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 may pay us a referral fee. The value of this fee can vary. We do not receive a referral fee from the solicitor.



TOTAL FLOOR AREA : 1446 sq.ft. (134.3 sq.m.) approx.
 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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