



Because property is personal with...

Wychwood Crescent, Earley, Reading

Belvoir

Guide price £750,000



Key Features

- Character Three Bedroom Extended Detached House
- Freehold
- Council Tax Band - E
- EPC Rating - TBC
- No Onward Chain
- Substantial Rear Garden
- Excellent Potential TO Extend Further - STP







NO ONWARD CHAIN - Mature detached family home located within the sought after Maiden Erlegh and university areas occupying a very generous plot which provides excellent potential for extension subject to the usual planning consents. In need of refurbishment, the already extended accommodation to the ground floor comprises of an entrance hall, three reception rooms, large kitchen and a shower room. To the first floor there are three bedrooms and a bathroom with separate wc.

Outside to the front the driveway offers ample off road parking and access to the garage, whilst to the rear there is a substantial established garden supplying a high degree of privacy.

Maiden Erlegh Lake and Nature Reserve is also close by, and bus routes locally provide access into Reading town centre, where the main line railway station provides fast services to Paddington, services on the Elizabeth Line, and services to Waterloo which run through the nearby Earley Railway Station.

AGENTS NOTE: PLEASE BE ADVISED THAT WHILST PROBATE HAS BEEN APPLIED FOR IT HAS NOT YET BEEN GRANTED.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

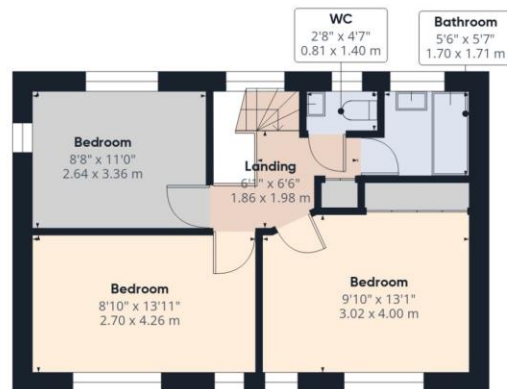
We can refer you on to The Mortgage Advise Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors. We may receive a fee of £250.00 if you

use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.



Floor 0



Floor 1



BELVOIR!
Property is personal

Approximate total area⁽¹⁾

1387 ft²

128.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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