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**Martin & Pole**  
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Residential & Commercial Estate Agents  
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents



**45 Wykeham Road, Reading, RG6 1NR – Price £369,950**

A well presented detached bungalow with large driveway and garage, close to Palmer Park, shops, schools and excellent communication links.

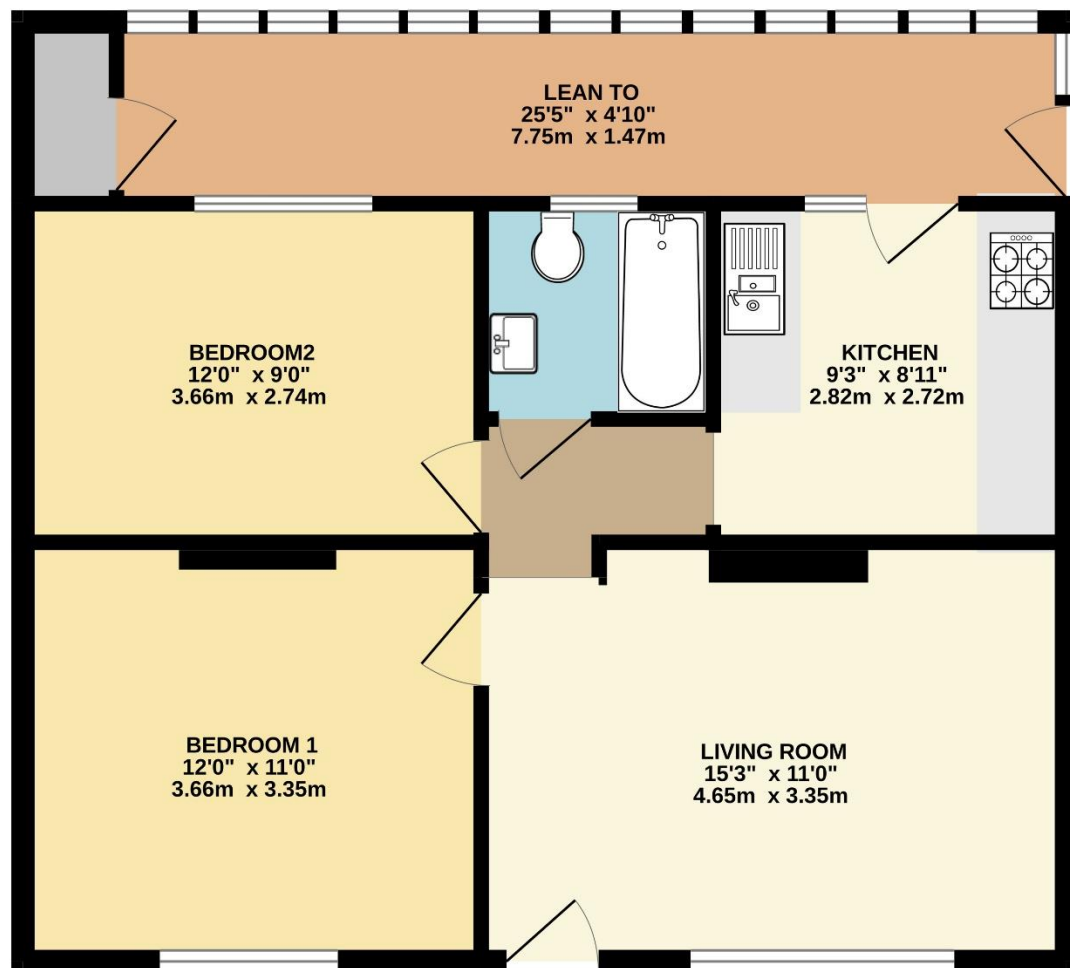
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2 double bedrooms, bathroom, living room with air conditioning, kitchen, lean to, small rear garden with side access, double glazing, gas radiator central heating, detached garage.



## GROUND FLOOR



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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A somewhat individual period detached bungalow in a popular and established location, being sold with no onward chain. The property is set back from the road providing plenty of parking and has a small back garden which backs onto the railway line and A3290.

It maybe there is some potential for enlargement if required, possibly by extending forwards or maybe even upwards. This will be subject to all necessary consents.

An excellent first or second time purchase, or investment, or perhaps to downsize to.

The property is within the popular Alfred Sutton Primary and shared Maiden Erlegh Secondary school catchment. It is also within the designated areas of Kendrick Girls and Reading Boys schools.

As well as the local shops nearby there are more extensive facilities in Woodley, and very regular bus services locally provide access into Reading town centre and its railway station on the Paddington, Waterloo and Elizabeth lines.

**EER:** D64 **Council Tax:** C **Tenure:** Freehold

The Ofcom website provides information about broadband availability and mobile networks.

Services: All mains services are believed to be connected.

**AML, SANCTION, PEP & IDENTITY CHECKS:** Estate Agents are required by law to carry out Anti Money Laundering Regulation, Sanction, Politically Exposed Person, Identity and Source of Funds checks on prospective purchasers when their offer is accepted. We do this using a company called Landmark Information Group and is currently charged at £30 per person. Company or differently structured purchases may carry additional charges.

**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.

**For further information or an appointment to view please contact our Earley branch on:**

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