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inc. Watts & Son est. 1846

Residential & Commercial Estate Agents
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Chartered Surveyors & Estate Agents



42 Hawkedon Way, Lower Earley, Reading, RG6 3AP - Price £580,000

A spacious, well presented and extended detached family home, close to excellent schools, amenities and communication links...

Martin & Pole



4 bedrooms, ensuite shower room, family bathroom with separate double shower cubicle, large L-shaped lounge/ dining room, kitchen/ dining room, downstairs cloakroom, garage, driveway parking for 2 cars, southerly rear gardens, gas radiator central heating, hot water solar panels, air conditioning to 2 bedrooms.



This very pleasant detached family home is set in one of the more popular and established parts of the Lower Earley development. The property is not far from Maiden Lane shopping centre and there are more extensive facilities at the Asda and Marks & Spencer complexes.

Within the catchment of Hawkedon Primary School and the shared Maiden Erlegh catchment. Bus services in the area provide access into Reading town centre where the main line railway station has services to Paddington and on the Elizabeth line, as well as services 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: C70 **Council Tax:** E **Tenure:** Freehold

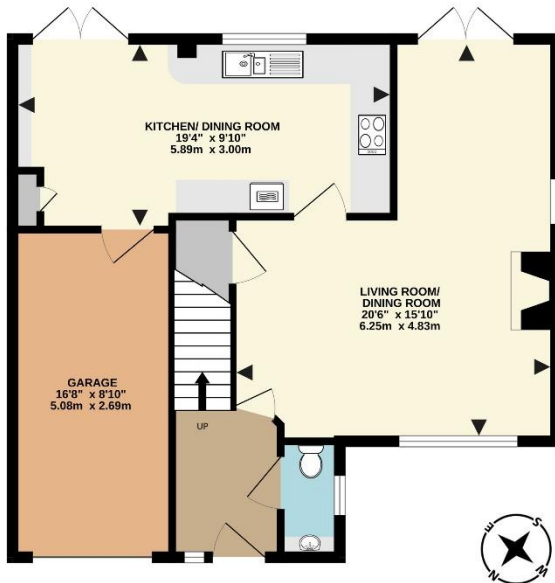
The Ofcom website provides information about broadband availability and mobile networks.

Services: All mains services are believed to be connected.

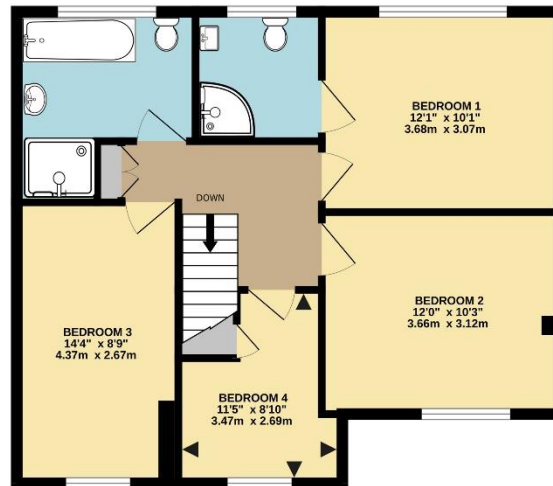
AMLR, SANCTION & IDENTITY CHECKS: Estate Agents are required by law to carry out Anti Money Laundering Regulation, sanction and identity checks on prospective purchasers before their offer to buy can be formally accepted; and on tenants before they enter into a tenancy agreement. We do this using a company called Hipla and is charged at £24 per person.

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.

GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1279 sq.ft. (118.8 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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