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Chartered Surveyors & Estate Agents



**9 The Crescent, Earley, Reading, RG6 7NW - Price £615,000**

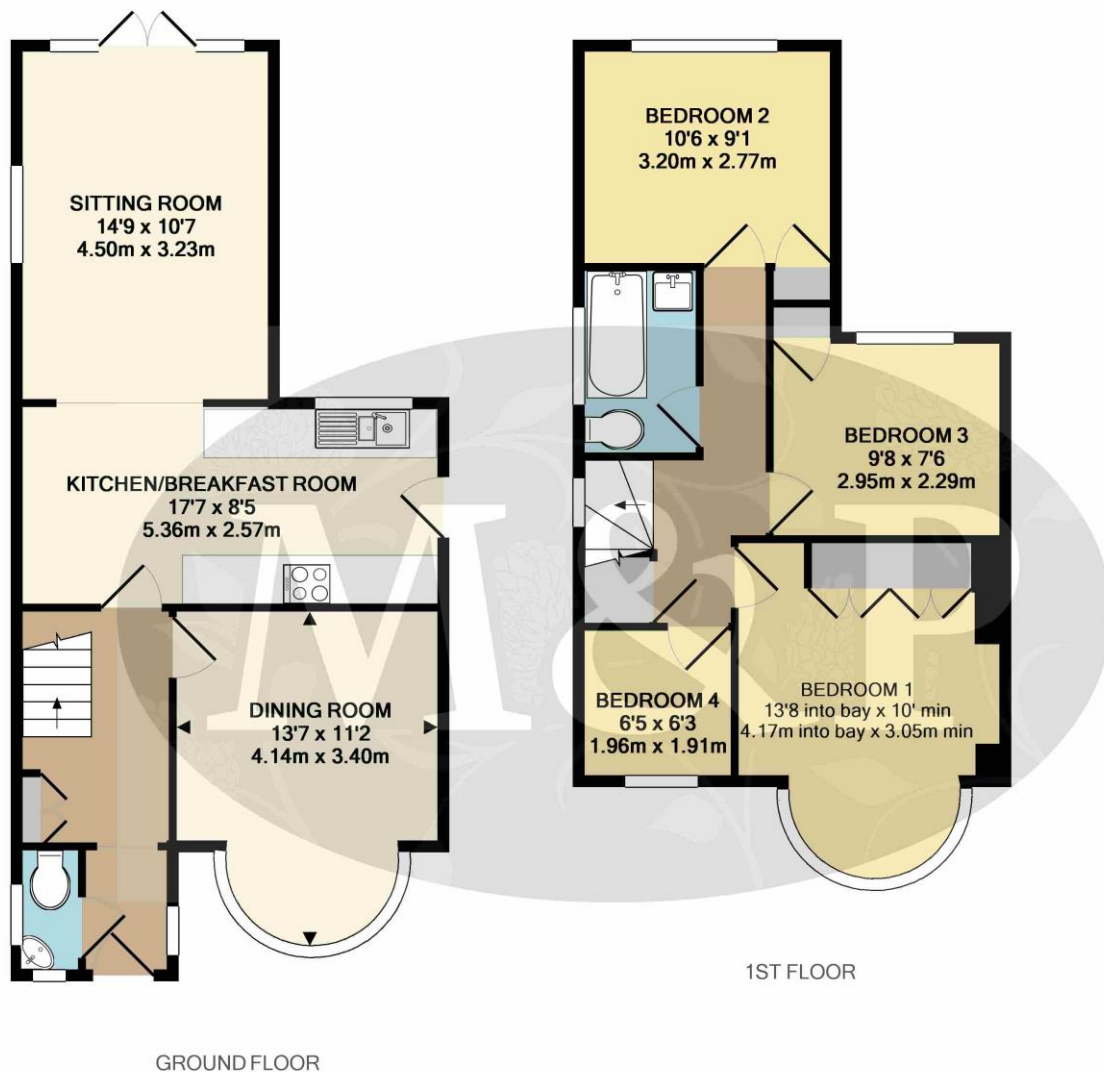
A superb opportunity – a character detached house with large gardens, in the Aldrynton catchment, close to the Station and University...





4 bedrooms, refitted bathroom, lounge, dining room, kitchen/ breakfast room, cloakroom, gas radiator central heating, south facing gardens extending to about 125ft, no onward chain.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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An attractive 1930s bay-fronted detached house, now in need of some general updating throughout and being sold with no onward chain. Already extended, the property may provide potential for further enlargement if required. Previous planning had been granted for an extension (F/2014/1592).

The Crescent is an established and popular street within the traditional Maiden Erlegh catchment and not far from local shops at The Parade on Silverdale Road.

Bus services locally provide access past the University and Royal Berkshire Hospital into Reading town centre, where the main line railway station has services to Paddington, on the Elizabeth line, and 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:** D60 **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.

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

**0118 926 4422 or [earley@martinpole.co.uk](mailto:earley@martinpole.co.uk)**



16 The Parade  
Silverdale Road  
Earley Reading  
RG6 7NZ  
T: 0118 926 4422  
e@martinpole.co.uk

Associated Offices:  
Wallis House  
27 Broad Street  
Wokingham RG40 1AU  
T: 0118 978 0777  
w@martinpole.co.uk

The Auction House  
Milton Road  
Wokingham  
RG40 1DB  
T: 0118 979 0460  
a@martinpole.co.uk

Fine & Country  
Wallis House  
27 Broad Street  
Wokingham RG40 1AU  
T: 0118 989 4499  
wokingham@fineandcountry.com

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