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**Martin & Pole**  
inc. Watts & Son est. 1846

Residential & Commercial Estate Agents  
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents



40 Instow Road, Earley, Reading, RG6 5QJ - Price £450,000

A semi-detached family home in Maiden Erlegh, set in a pleasant location close to Maiden Erlegh Lake...





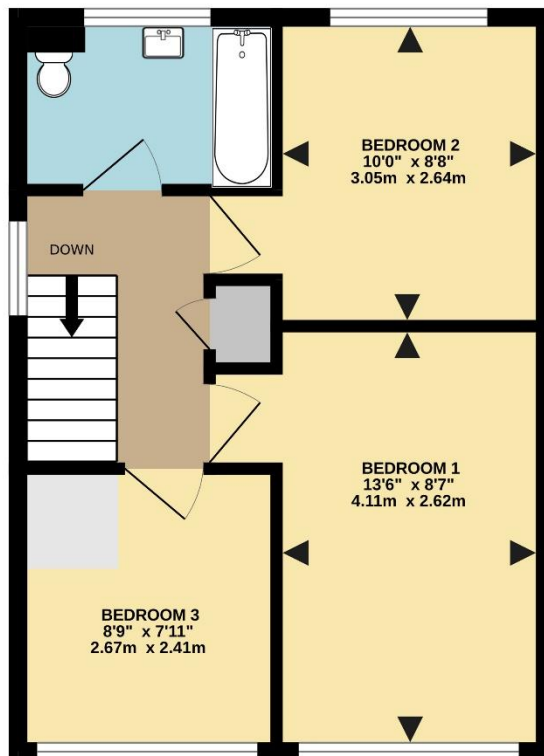
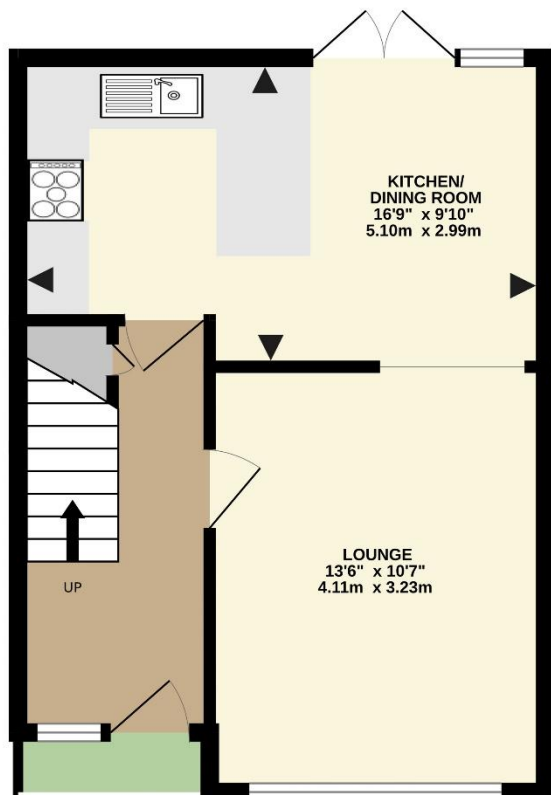
3 bedrooms, bathroom, lounge, kitchen/ dining room, detached garage, driveway parking, gas radiator central heating, double glazing.



GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.4 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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The current owner is relocating after about 30 years. The property will be sold with no onward chain. The windows were replaced just over 20 years ago, and the kitchen and gas boiler have been replaced within the last couple of years. It may be there is opportunity for a modest extension, subject to necessary consents.

The property is in the Radstock Primary School catchment and the traditional Maiden Erlegh catchment. It is also within the catchment areas of Kendrick and Reading schools.

The property is close by to Maiden Erlegh Nature Reserve and the University is not too far distant. There are good shopping facilities at the Asda and Marks & Spencer complexes in Lower Earley, and bus services locally provide access into Reading town centre, where there is a wide range of retail and leisure facilities, as well as a main line railway station with services to Paddington, services on the Elizabeth line, and 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:** D63 **Council Tax:** D **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)**



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