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31 Squirrels Way, Earley, Reading, RG6 5QT – Price £800,000

Ground-floor suite/ annexe with shower room & kitchenette; return frontage with permission for detached garage; Radstock and Maiden Erlegh catchments…

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4 first-floor bedrooms, family bathroom; large ground-floor suite comprising bedroom, living area, shower room & kitchenette; lounge, dining room, conservatory, kitchen/ breakfast room, downstairs cloakroom, return frontage off Lind Close with consent for a detached garage (200570); gas radiator central heating, double glazing, driveway parking.



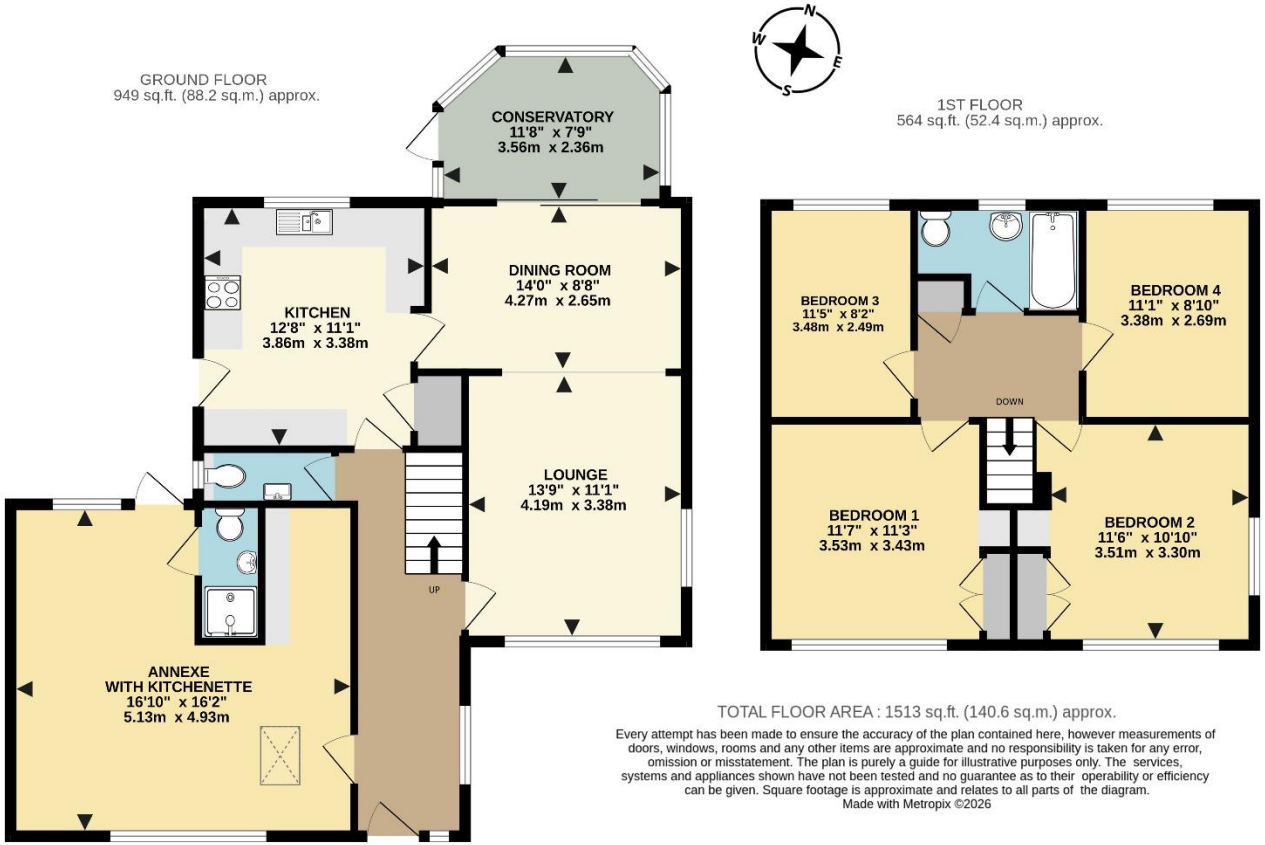












For further information or an appointment to view please contact our Earley branch on:

0118 926 4422 or earley@martinpole.co.uk

An already spacious detached family home with the considerable added benefit of a ground floor suite or annexe complete with shower room and kitchenette. The planning consent (200570) also allows for a detached garage in the rear garden accessed off Lind Close.

As well as being close to good local schools, the property is also near to Maiden Erlegh nature reserve, the University and excellent amenities. Local bus services provide access into Reading town centre, where the main line railway station provides services to Paddington, on the Elizabeth Line, and also 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, 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. This charge is non-refundable. 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.

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