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Residential & Commercial Estate Agents
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Chartered Surveyors & Estate Agents



75 Redhatch Drive, Earley, Reading, RG6 5QN – Price £885,000

Over one quarter of an acre, in a prime Maiden Erlegh and University location – An already large, detached family home with potential for extension if required (stp)…

Martin & Pole

RICS Regulated by RICS

The Property Ombudsman

5 bedrooms, ensuite shower room, family bathroom, lounge opening onto conservatory, dining room, impressive open-plan kitchen/ breakfast/ family room with bifold doors to the garden, downstairs cloak & shower room, utility room, useful store room, double glazed, gas radiator central heating with newly installed boiler, driveway parking for several cars.



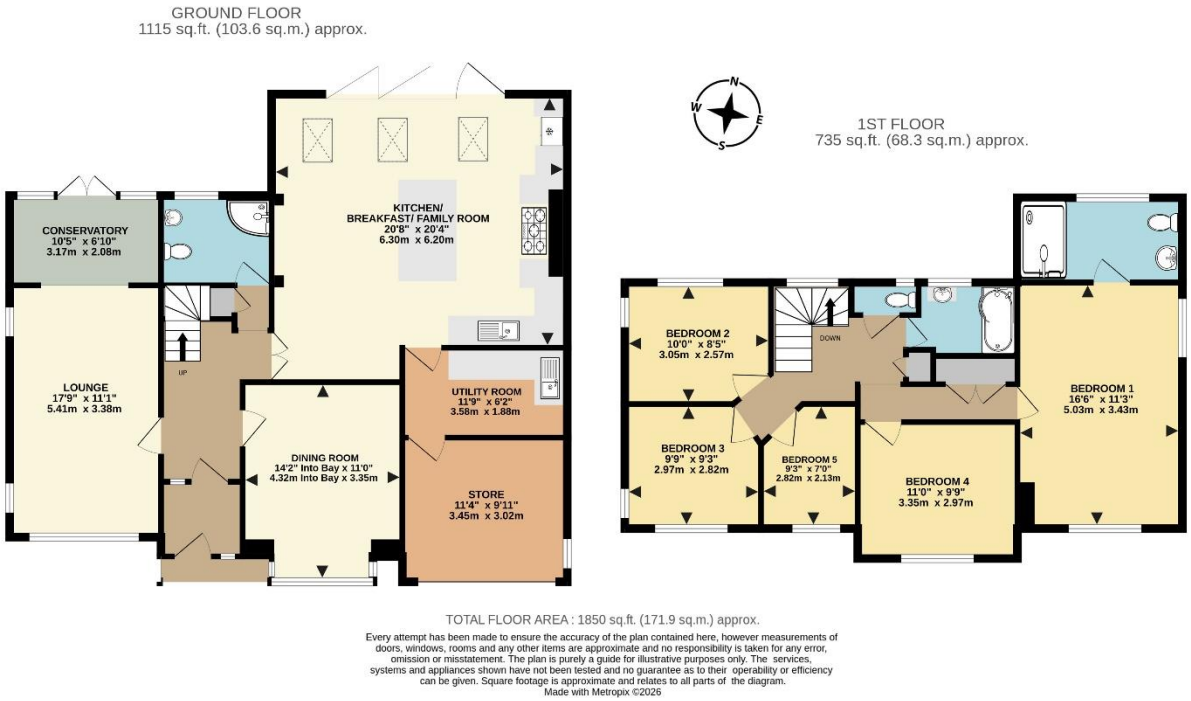












For further information or an appointment to view please contact our Earley branch on:

0118 926 4422 or earley@martinpole.co.uk

A 1950s Cooks detached property, extended about 17 years ago and enjoying particularly large gardens which may provide the opportunity for further enlargement if required, subject to all necessary consents. The rear gardens extend by an average of about 180ft in a northerly direction and by a width of about 50ft. The overall depth of the plot is approximately 250ft, thereby extending to about 0.28 of an acre.

The location is superb, being in the original Maiden Erlegh catchment, not far from the University, and close to excellent amenities including the Asda and Marks & Spencer shopping complexes.

Maiden Erlegh Lake and Nature Reserve is also close by, and bus routes locally provide access into Reading town centre, where the main line railway station provides fast 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: D68 **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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