



52 Loxwood, Earley, Reading, Berkshire. RG6 5QZ.

£700,000 Freehold

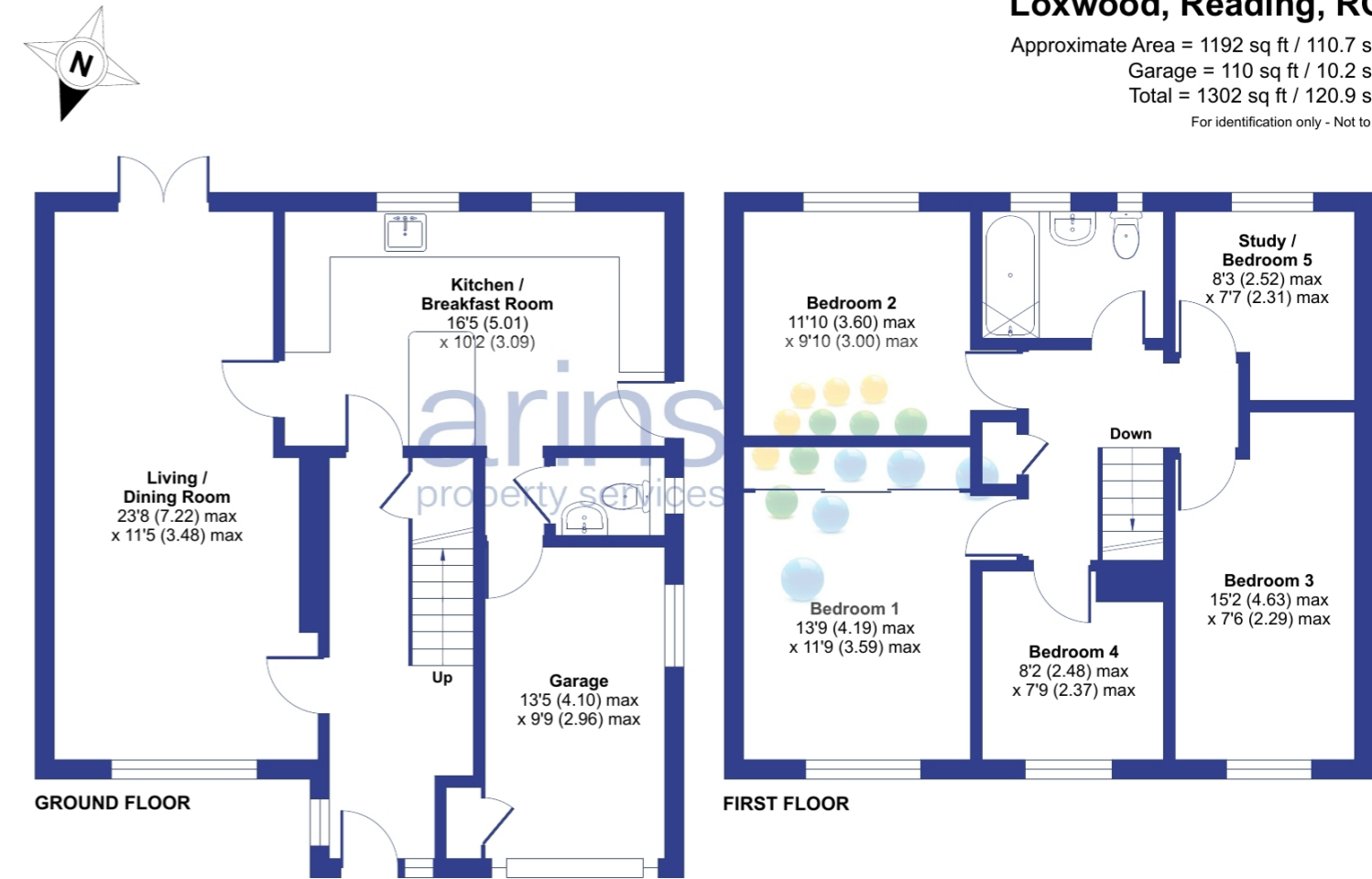
Situated in the highly sought-after Maiden Erlegh school catchment area, this beautifully presented detached family home is tucked away in a quiet cul-de-sac, making it perfect for families seeking excellent education and a convenient location. Having undergone an extension, the property now boasts five well-proportioned bedrooms on the first floor, with the flexibility to create a spacious master bedroom with an ensuite shower room by combining two of the bedrooms. The property offers superb access to some of Reading's top Grammar Schools, Reading University, and a variety of local shops and amenities. It's well-connected with regular bus routes into Reading town centre, train stations linking to London, and easy access to major road networks, including the M4 and A33. For families, Radstock Primary School is just a short walk away, and the Maiden Erlegh Nature Reserve offers a peaceful retreat for outdoor activities and nature walks. The spacious ground floor includes an inviting entrance hall, a light-filled living room that opens into the dining space, and an extended modern kitchen—perfect for entertaining or family gatherings, as well as a downstairs WC and access to the garage. Upstairs, the first-floor landing leads to a modern family bathroom and five bedrooms. Additional benefits include a generous rear garden, and a garage with ample driveway parking. The property features gas central radiator heating and UPVC double glazing throughout. This home combines modern living with an unbeatable location, offering excellent schools, transport links, and local amenities.

- Extended detached family home in a quiet cul-de-sac location
- Very well presented throughout
- Sought-after Maiden Erlegh school catchment area
- Flexible layout with five first-floor bedrooms
- Excellent access to top Grammar Schools, Reading University, and local amenities
- Spacious ground floor with living room, dining room, and extended modern kitchen
- Within walking distance of Radstock Primary School and Maiden Erlegh Nature Reserve
- Great transport links, with bus routes, train stations, M4, and A33 nearby
- Pleasant rear garden and ample driveway
- Integral Garage
- Downstairs WC



Loxwood, Reading, RG6

Approximate Area = 1192 sq ft / 110.7 sq m
Garage = 110 sq ft / 10.2 sq m
Total = 1302 sq ft / 120.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2025. Produced for Ar GRP Ltd (Arins Property Services). REF: 1234153

Property Description

Ground Floor

Entrance Hall

Living/Dining Room

7.22m x 3.48m (23' 8" x 11' 5")

Kitchen/Breakfast Room

5.01m x 3.09m (16' 5" x 10' 2")

WC

First Floor

Landing

Bedroom One

4.19m x 3.59m (13' 9" x 11' 9")

Bedroom Two

3.60m x 3.00m (11' 10" x 9' 10")

Bedroom Three

4.63m x 2.29m (15' 2" x 7' 6")

Bedroom Four

2.48m x 2.37m (8' 2" x 7' 9")

Study/Bedroom Five

2.52m x 2.31m (8' 3" x 7' 7")

Bathroom

Outside

Front Garden & Driveway

Rear Garden

Garage

4.10m x 2.96m (13' 5" x 9' 9")

Council Tax Band

E

