



www.martinpole.co.uk

Martin & Pole
inc. Watts & Son est. 1846

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

Chartered Surveyors & Estate Agents



83 Mill Lane, Earley, Reading RG6 7JF – Price £415,000

A lovely character cottage with large gardens, in the Loddon catchment and not far from Earley Railway Station...



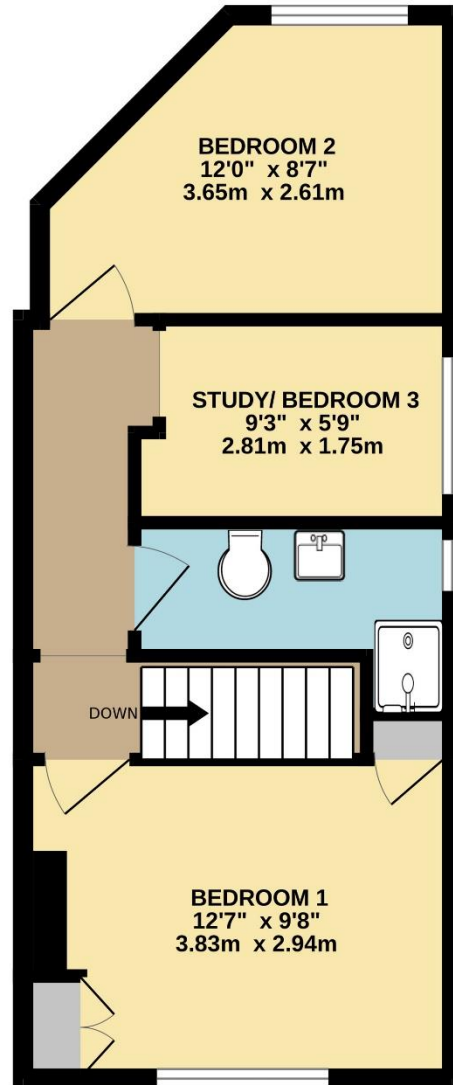
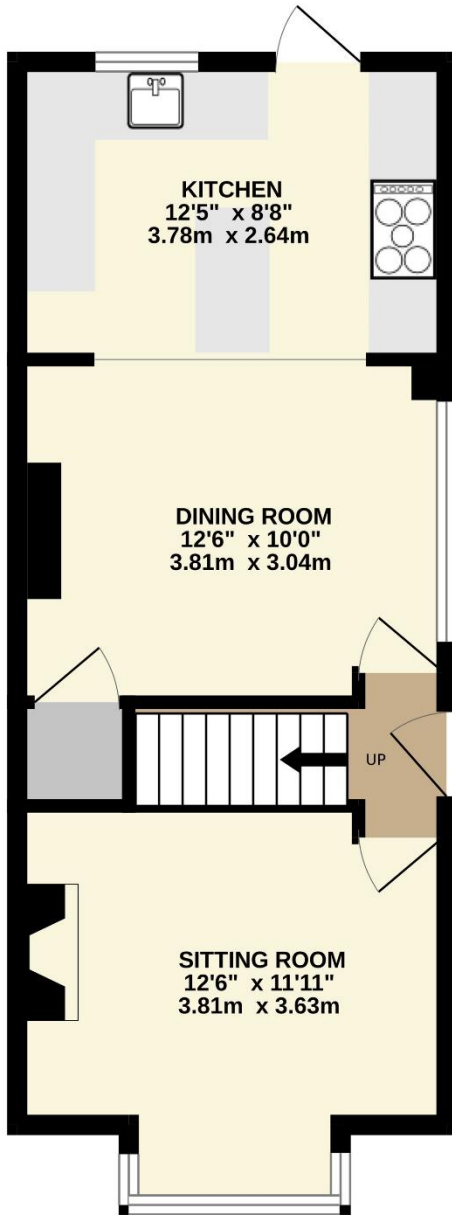
3 bedrooms (bedroom 3 most recently used as a home office), shower room, lounge, open-plan fitted kitchen/ dining room, driveway parking for 2/3 cars, detached workshop/ store (formally the garage), approx. 80 ft well-tended gardens, no onward chain.



GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.1 sq.m.) approx.

This plan is a guide for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate.
Made with Metropix ©2024

A 1920's semi-detached cottage, extended and remodelled in recent years to offer a lovely open-plan kitchen/ dining room, which opens onto the gardens, as well as a fully tiled wet room on the first floor. Planning permission was granted in 2002, now expired (F/2002/7515), to extend to the side and rear of the property on the ground floor. So, it may be that similar potential still exists for enlargement, subject to a new planning application.

This is a much-loved home. The current owners relocated and let the property temporarily but are now selling with no onward chain. The property has been well maintained and more recent improvements include upgrading of the electrical consumer unit and the installation of cavity wall insulation.

The property is set in the popular Loddon Primary School catchment and the shared Maiden Erlegh catchment. There are good shopping facilities nearby at Maiden Lane Centre or on Silverdale Road, with more extensive facilities at the Asda and Marks & Spencer complexes in Lower Earley, or at Woodley Precinct. Bus services locally provide access into Reading town centre, where the main line railway station has services on the Elizabeth Line, to Paddington, and also to Waterloo which run through Earley Railway Stations.

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: D Tenure: Freehold

Broadband Availability (according to Ofcom): Ultrafast

The Ofcom website also provides information about mobile networks.

Services: All mains services are believed to be connected

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 will pay us a referral fee equivalent to 30% of any fee they earn. We do not receive a referral fee from the solicitor but have traditionally received a gift at Christmas.

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

www.martinpole.co.uk



0118 926 4422