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17 Sutcliffe Avenue, Earley, Reading, RG6 7JW – Price £525,000

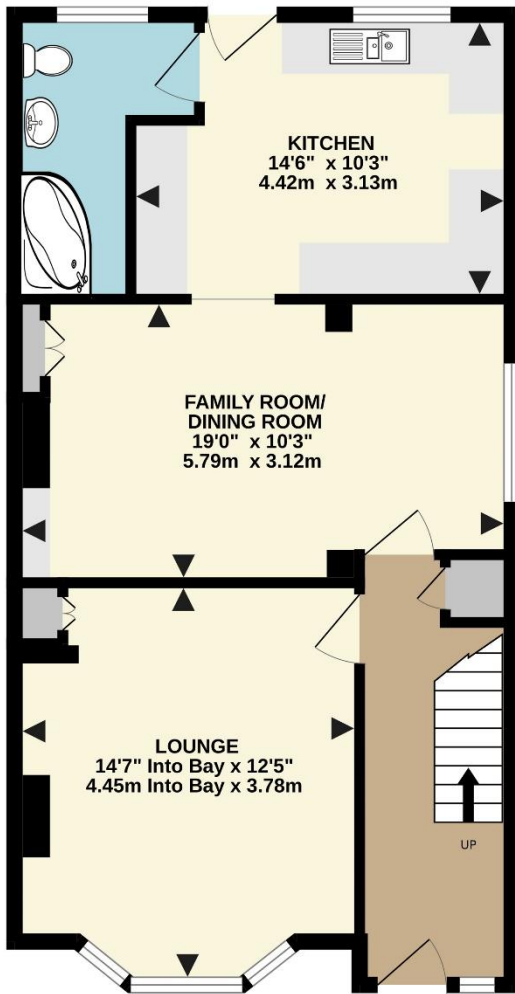
A charming, semi-detached family home with large gardens, in the Loddon School catchment and not far from Earley Railway Station...



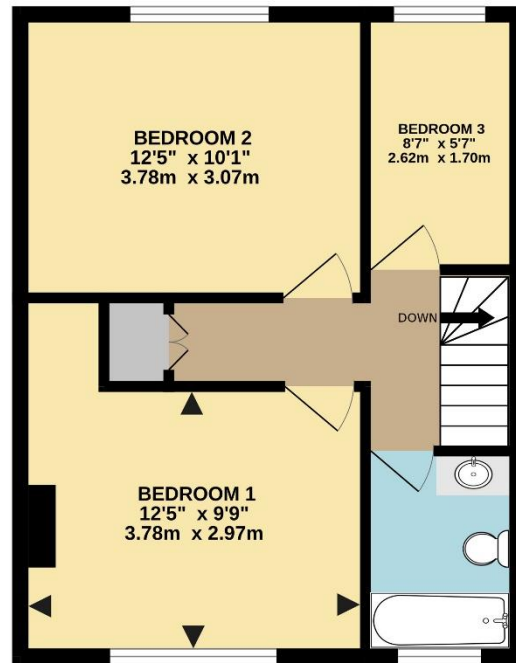
3 bedrooms, family bathroom, boarded attic space with ladder, good-sized lounge, family room/ dining room, kitchen, additional ground-floor bathroom, driveway parking for at least 2 cars, lovely gardens extending to about 100 ft in depth, gas radiator central, double glazing.



GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 1023 sq.ft. (95.0 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 1930s semi-detached house, extended around 2006 – 2007. The property has the benefit of two full bathrooms, one on the first floor and one on the ground floor. More recent improvements include a new boiler approximately three years ago. This is a much-loved home in a sought-after location. The owners are now relocating.

As well as being in the catchment of Loddon Primary School and the shared Maiden Erlegh catchment, there are doctors and dentist surgeries nearby, and local shops on Silverdale Road. There are more extensive facilities at the Asda and Marks & Spencer complexes in Lower Earley, or at Woodley precinct.

Local bus services provide access into Reading town centre, where the main line railway station offers services on the Elizabeth line, to Paddington, 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: C72 **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.

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

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