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Residential & Commercial Estate Agents
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48 Reeds Avenue, Earley, Reading, RG6 5SR

Offers in Excess of £625,000

An extended family home, close to the University and in the shared Maiden Erlegh catchment...



4 bedrooms, bathroom, 2 large reception rooms, kitchen/ dining room, cloakroom, garage, gas radiator central heating, double glazing, driveway parking, approx. 45ft southwest facing rear garden.



A well-presented and extended link-detached family home, with side access, close to the University and within the Whiteknights primary and shared Maiden Erlegh secondary school catchments. It is also in the designated areas for Kendrick and Reading Schools.

There are regular bus services in the area travelling past the University and Royal Berkshire Hospital into the town centre where there is a mainline Railway Station with fast services to Paddington and the new Elizabeth line. Reading also offers services to Waterloo which travel through the nearby Earley Railway Station.

There are good shopping facilities available at the Asda and Marks & Spencer complexes.

The M4 motorway can be joined either at Junction 11, close to Green Park, where there is also the A33 south towards Basingstoke; or at Junction 10 where London then lies about 40 miles away and Heathrow airport about 28 miles away.

EER: D68 Council Tax: E Tenure: Freehold
Broadband Availability (according to Ofcom):
Ultrafast

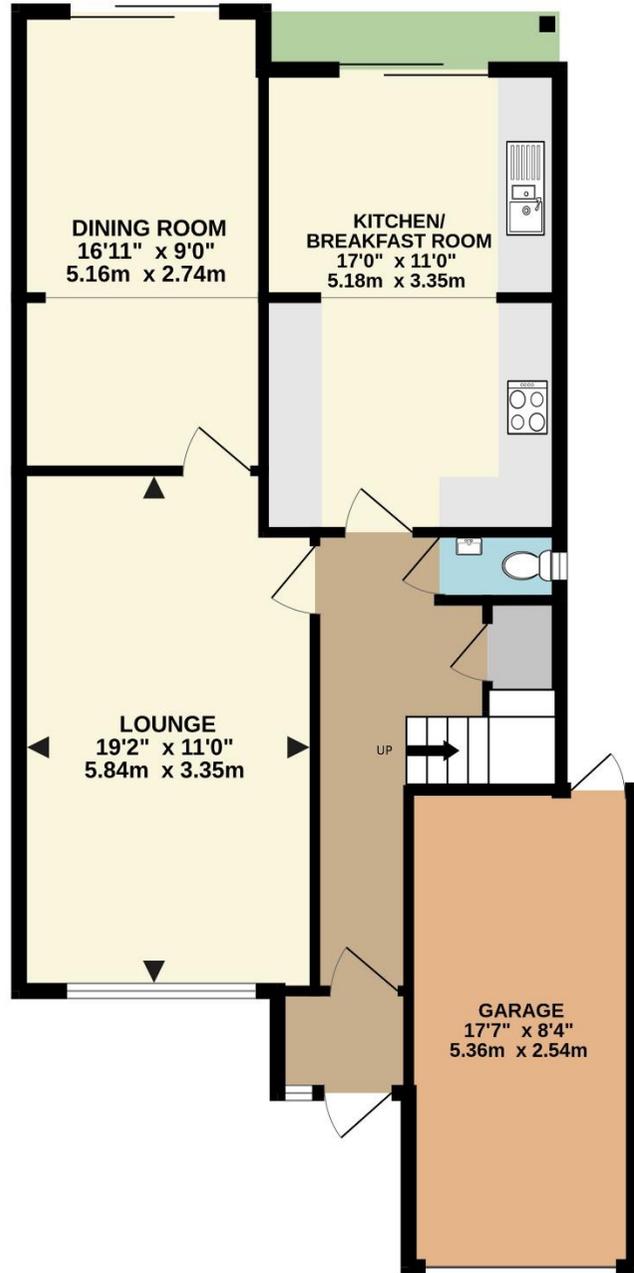
The seller has completed a legal pack which provides detailed information about the property. This can be accessed by the following link:

<https://martinpole-earley.hipla.co.uk/digital-legal-pack?property=7302&permission-write=0&permission-read=0>



For further information or an appointment to view please contact our Earley branch on 0118 926 4422 or earley@martinpole.co.uk

GROUND FLOOR
823 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1458 sq.ft. (135.5 sq.m.) approx.
This plan is a guide for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate.
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Martin & Pole

Established 1846

ESTATE AGENTS

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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.