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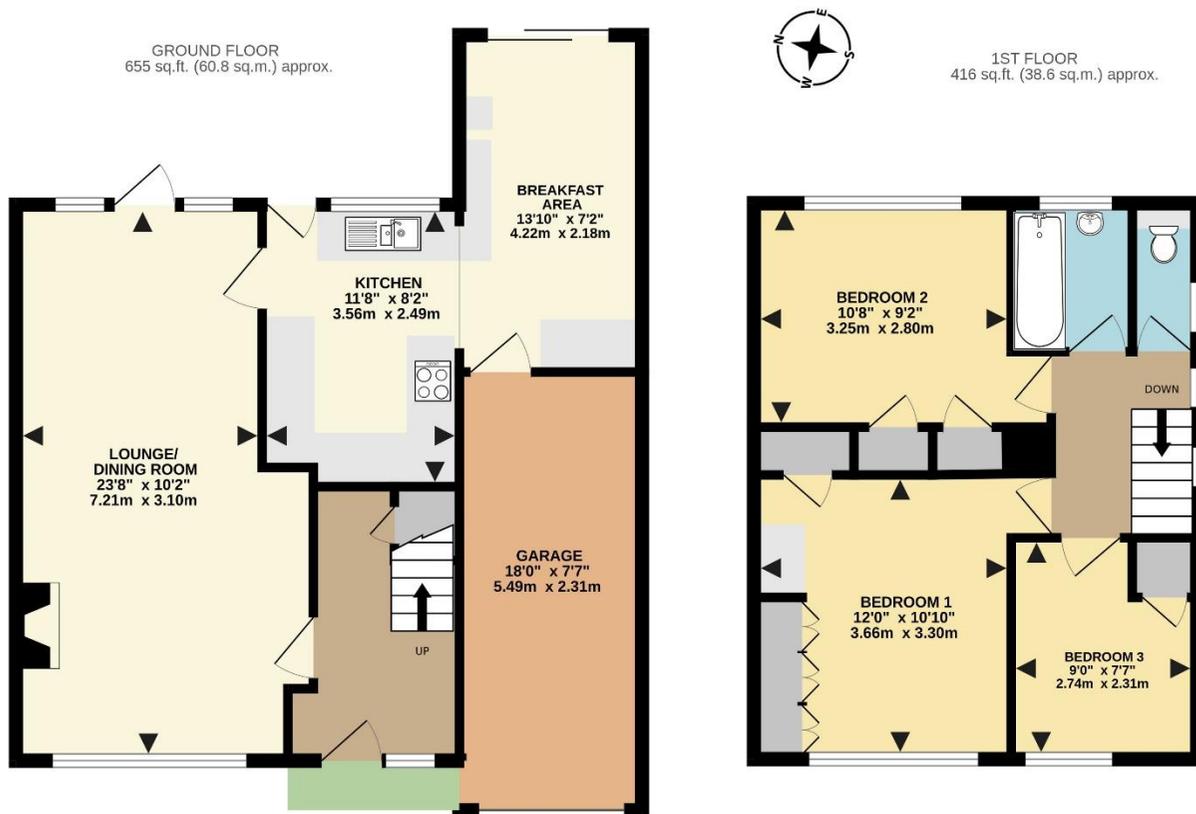


21 Allendale Road, Earley, Reading, RG6 7PD – Price £550,000
Under 300 yards from Aldrynton and Maiden Erlegh schools; close to the
University...



3 bedrooms, bathroom, separate WC, lounge/ dining room, kitchen/ breakfast room, gas radiator central heating, double glazing, garage, driveway parking, approx. 60ft rear garden.





A two-storey semi-detached house constructed by Gough Cooper. A previous owner had a tandem garage constructed to the side of the property. The rear portion of this was later converted by the current owners into a breakfast room. This room is single-skin construction. At a later stage, the wall between the original kitchen and the breakfast room was opened to create the current configuration. Many of the properties in the area have been extended considerably and it may well be that this property has similar potential, subject to any necessary consents. Next door has been extended and we understand has planning consent for a further extension, although not yet implemented.

Maiden Erlegh Nature Reserve is at the bottom of Allendale Road, and bus services on Silverdale Road provide access past the University and Royal Berkshire Hospital into the town centre where the mainline Railway Station offers services on the new Elizabeth line, to Paddington, and also to Waterloo running 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: D65 **Council Tax:** D **Tenure:** Freehold
Broadband Availability (according to Ofcom): Ultrafast
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:

0118 926 4422 or earley@martinpole.co.uk

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



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