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Erleigh Cottage, 25 Beech Lane, Earley, Reading, RG6 5PT

Guide Price £1,200,000

A highly individual detached home with gardens extending to just over one quarter of an acre...



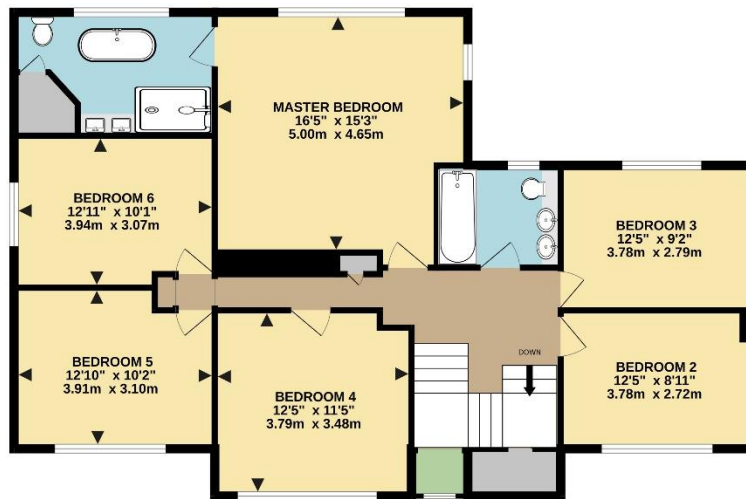
6 bedrooms, 2 bathrooms, downstairs shower room/ cloakroom, 2 reception rooms, study, large open plan kitchen/ dining room, garage, driveway parking for several cars, rear gardens extending to about 230ft in depth.



GROUND FLOOR
1177 sq.ft. (109.4 sq.m.) approx.



1ST FLOOR
1155 sq.ft. (107.3 sq.m.) approx.



TOTAL FLOOR AREA : 2333 sq.ft. (216.7 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

An attractive late 1920s detached family home which has been renovated, improved and extended in the last few years by the current owners.

The property is adjacent to Maiden Erlegh Bowling Club, very close to the University campus, and lies within the designated areas of both Aldryngton Primary and Maiden Erlegh Secondary schools. It is also within the catchment of Kendrick and Reading schools, and not far from popular private schools.

There are local shopping facilities available at The Parade on Silverdale Road, with more extensive facilities at the Asda and Marks & Spencer complexes in Lower Earley.

Bus services run into the Reading town centre, where the main line railway station offers services to Paddington, on the Elizabeth line, and services 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: C73 **Council Tax:** F **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

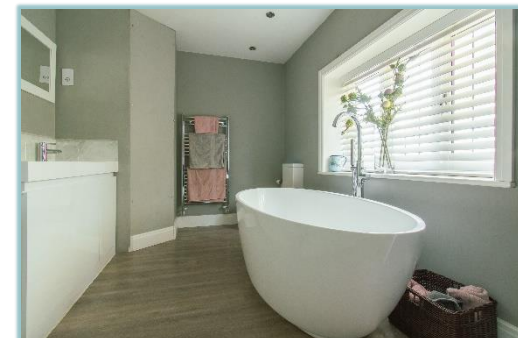
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