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26 Andrews Road, Earley, Reading, RG6 7PJ – Price £625,000

A detached family home, with generous west facing gardens, in the Aldrynton school catchment and now in need of total renovation...



3 bedrooms, family bathroom, lounge, dining room, kitchen, timber lean-to sunroom, cloakroom, single-skin utility room, garage, driveway parking for one car, no onward chain, west facing gardens extending to about 60 ft in depth by 50 ft in width.



A detached family home constructed by Gough Cooper and being sold for the first time since 1966. The property is now in need of complete renovation and modernisation. Many of the houses in the area have been extended and it may well be that this property offers similar potential, subject to any necessary consents.

The property is only a few hundred yards from Aldryngton Primary School and Maiden Erlegh Secondary School. It is also close to the University and Maiden Erlegh Nature Reserve. There are local shops at The Parade on Silverdale Road with more extensive shopping facilities at the Asda and Marks & Spencer complexes in Lower Earley.

Bus services in the area provide access into Reading town centre, where there is a main line railway station with fast services to Paddington, services 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.

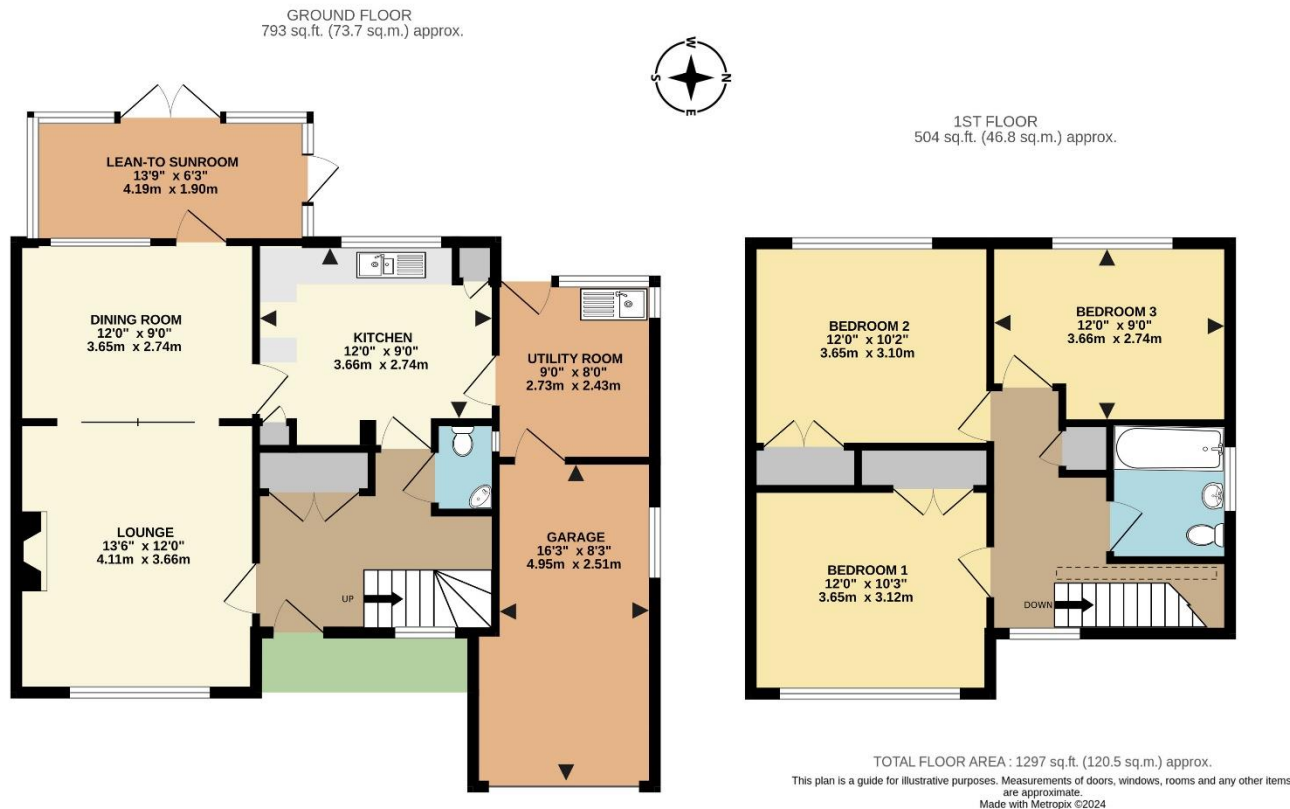
The property is believed to be of traditional construction with an old timber lean-to sunroom and single-skin utility room extension.

EER: F29 **Council Tax:** E **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:

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