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51 Mill Lane, Earley, Reading RG6 7JF – Price £595,000

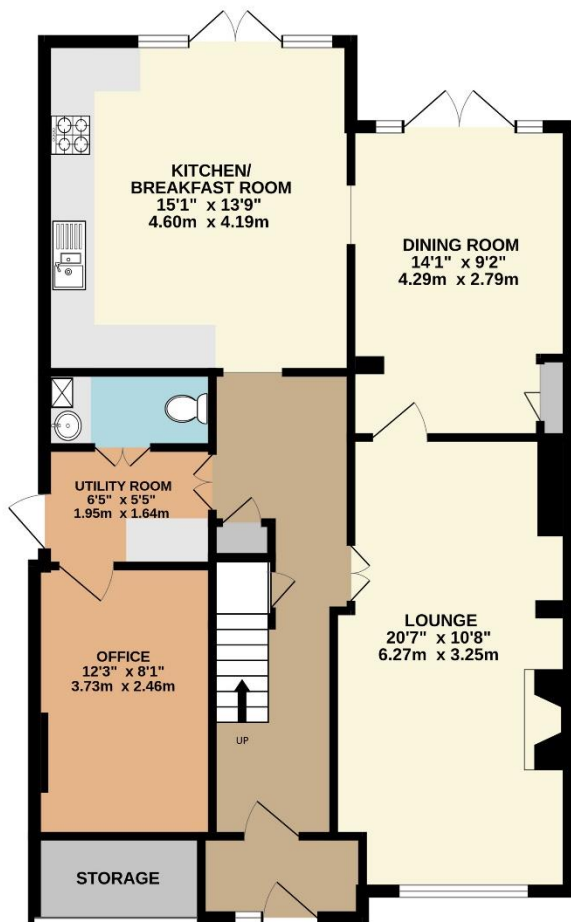
A large, extended semi-detached house with generous gardens in the Loddon and traditional Maiden Erlegh catchment...



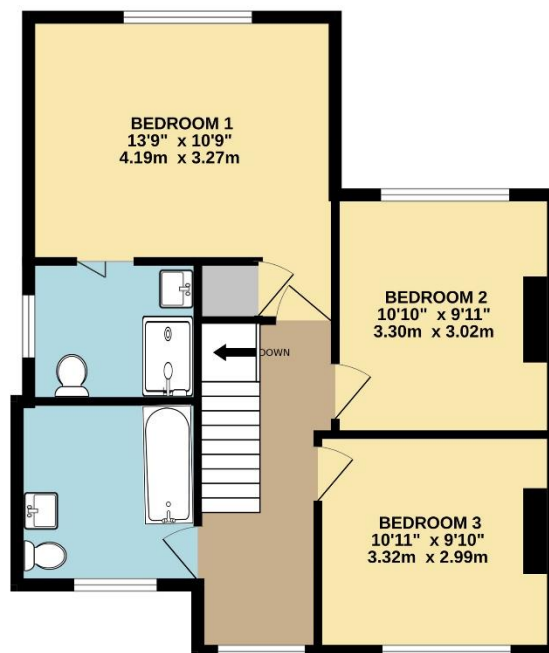
3 double bedrooms, family bathroom, ensuite shower room, lounge, dining room/ play room, kitchen/breakfast room, office, utility area, cloakroom, bike store, gas radiator central heating, solar panels, approx. 85ft gardens.



GROUND FLOOR



1ST FLOOR



This plan is a guide for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate.
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An attractive older style semi-detached house located in a popular and established location in the traditional Maiden Erlegh catchment. Although already extended, there may be potential for further enlargement if required, including by way of a loft conversion, subject to any necessary consents – the attached neighbour is currently carrying out a loft conversion on their property.

The location is particularly convenient for access to Earley railway station and the M4 motorway network. There are local shops available at Maiden Lane Centre, Silverdale Road and Wokingham Road. There are more extensive shopping facilities at the Asda and Marks & Spencer complexes in Lower Earley, or at Woodley Precinct.

Bus services in the area provide access into Reading town Centre, where the mainline railway station has services on the Elizabeth Line, to Paddington, and also to Waterloo which run through Earley and Winnersh Railway Stations.

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: C78 **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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