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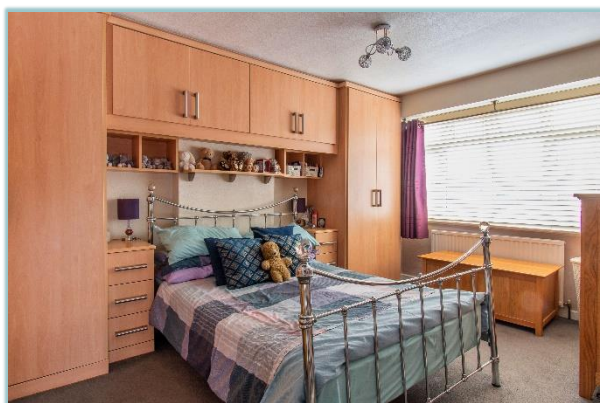


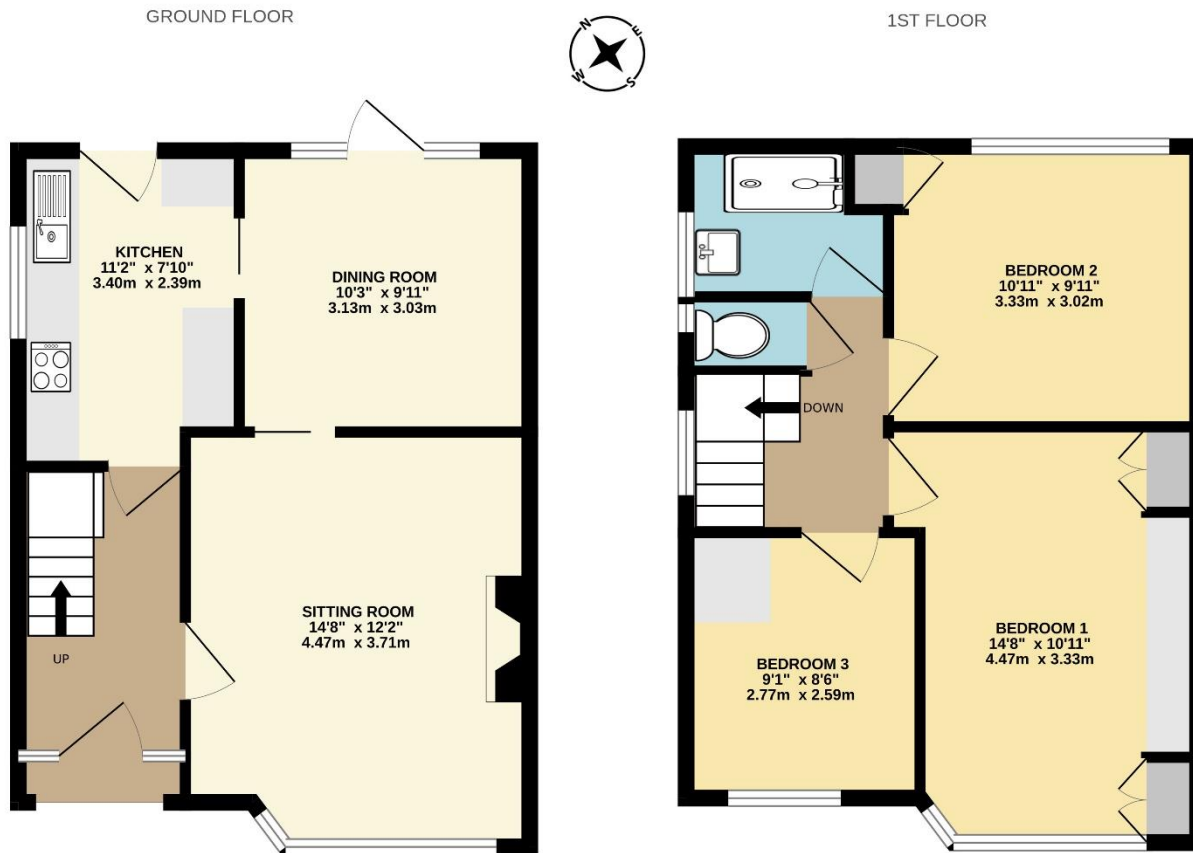
41 Repton Road, Earley, Reading, RG6 7LJ – Price £525,000

Loddon and Maiden Erlegh catchment, close to the Station...



3 good-sized bedrooms, family shower room, separate WC, lounge, dining room, refitted kitchen, garage, driveway parking for 2/3 cars, approx. 88ft rear garden, gas radiator central heating, double glazing.





This plan is a guide for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate.  
Made with Metropix ©2024

A Gough Cooper built semi-detached family house. The property has a good-sized garage which is detached from the house but linked to the neighbouring property. Many properties of similar style on this estate have been extended, including by way of a loft conversion, so it may be that similar potential exists for this property, subject to any necessary consents.

Repton Road is a relatively quiet street with most through-traffic going down Silverdale Road or Kenton Road. It is in the catchment of the popular Loddon Primary School and in the traditional Maiden Erlegh catchment. It is only a few hundred yards from Earley Railway Station and there are local shops available both on Silverdale Road and Wokingham Road.

Bus services in the area provide access past the University into Reading town centre, where there is a main line railway station with services to Paddington, services on the Elizabeth line and also services to Waterloo, which run 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.

There is an oak tree in the rear garden with a Tree Preservation Order.

**EER:** C71 **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:**

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