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1 Hillside Road, Earley, Reading, RG6 7LP – Price £535,000

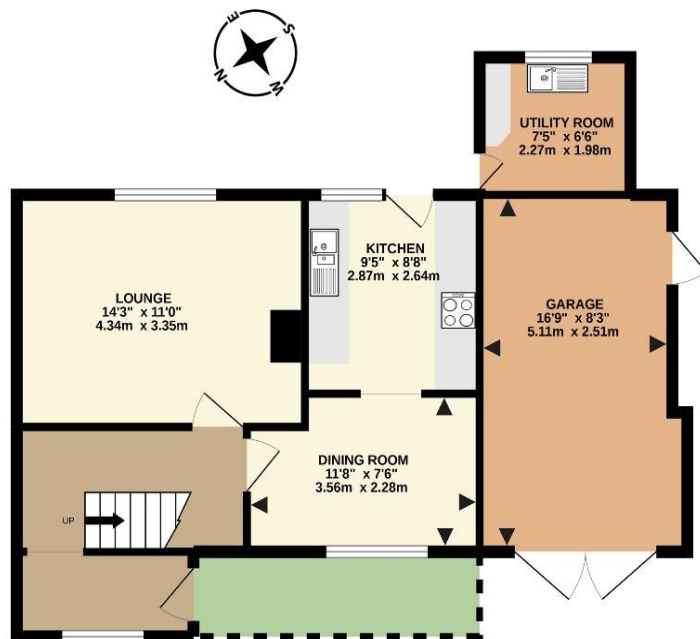
An extended family home in the Loddon and shared Maiden Erlegh catchment,  
with no onward chain and not far from the Station...



**4 bedrooms, family bathroom with separate WC and additional separate shower, lounge, dining room, kitchen, laundry/ utility room with new boiler, garage, large driveway, approx. 40ft garden, no onward chain.**



GROUND FLOOR  
630 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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 ©2022

A two-story 1950s semi-detached house, extended at a later date and offered in good decorative order throughout, being sold with no onward chain.

The property is very close by to the popular Loddon Primary School and lies in the traditional part of what is now the shared Maiden Erlegh catchment.

There are local shops nearby on Silverdale Road and Wokingham Road, with more extensive facilities at the Asda and Marks & Spencer complexes in Lower Earley or at Woodley precinct.

Bus services in the area run past the Royal Berkshire Hospital into Reading town centre where there is a main line railway station with fast services to Paddington and services to Waterloo, running through the nearby Earley Railway Station.

The M4 motorway can be joined either at Junction 11, near Green Park, where there is also the A33 south towards Basingstoke, or at Junction 10 where London then lies about 40 miles away and Heathrow Airport 28 miles away.

There are overhead power lines nearby. An EMF survey report produced by Scottish & Southern Electricity Networks states "all Magnetic Field and Electric Field measurements are well below the ICNIRP reference levels for power frequencies". A full copy of the report is available upon request.

EER: D60 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](mailto:earley@martinpole.co.uk)

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