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26 Repton Road, Earley, Reading, RG6 7LJ – Price £575,000

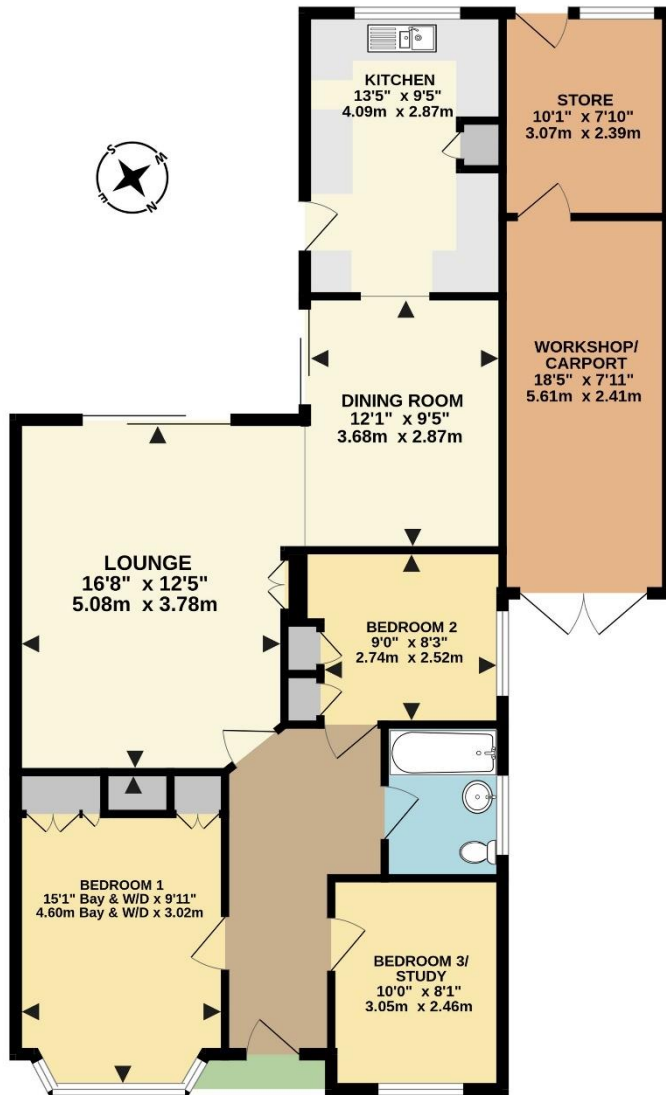
To be sold for the first time since new! A delightful, detached bungalow in Maiden Erlegh, with large gardens and close to the station...



3 bedrooms (or 2 bedrooms and study), bathroom, lounge opening to dining room, kitchen, store room and workshop/ car port, driveway parking, gas radiator central heating with modern boiler, double glazed windows, no onward chain, approx. 70ft by 40ft gardens.



GROUND FLOOR
1113 sq.ft. (103.4 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.

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

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A detached bungalow constructed in 1958 and then extended in the early 1960s. The property is on the market for the first time since new and in our opinion has been maintained well during that time. It would now benefit from modernisation and there is ample potential for enlargement (subject to planning) – the bungalow next door is currently being extended considerably.

The location is superb as most through-traffic on the estate runs down Kenton Road or Finch Road. The property lies in the catchment of Loddon Primary School and in the traditional Maiden Erlegh catchment. There are local shops available at The Parade on Silverdale Road with more extensive facilities at the Asda and Marks & Spencer complexes in Lower Earley, or at Woodley precinct. The University and Maiden Erlegh nature reserve are also close by.

Local bus services provide access into Reading town centre, where the main line railway station has fast services to Paddington, services on the Elizabeth line and 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.

EER: tbc **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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