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16 Allendale Road, Earley, Reading, RG6 7PD – Price £625,000

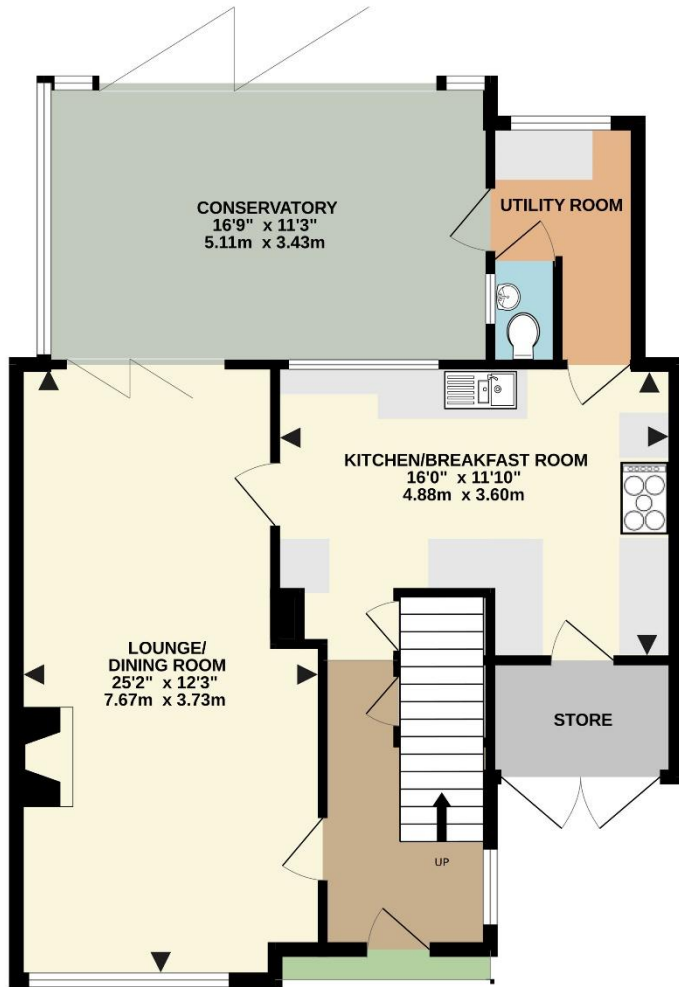
A semi-detached family home with an impressive conservatory overlooking the west-facing gardens, within the Aldrynton catchment and close to the University...



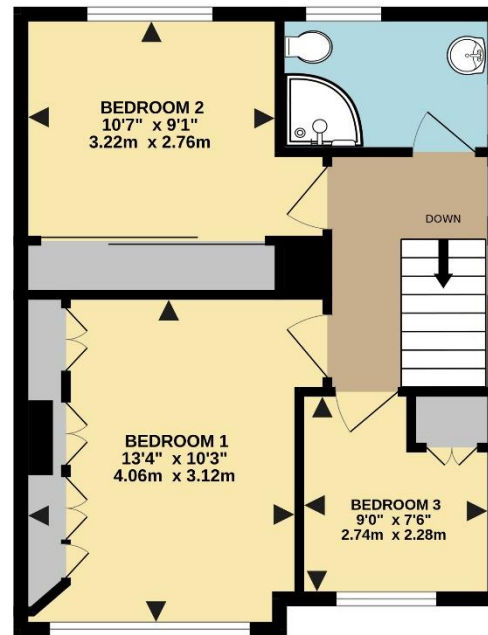
3 bedrooms (with consent for a 4th), refitted shower room, large open-plan lounge/ dining room, conservatory/ family room, kitchen/ breakfast room, utility room, downstairs cloakroom, store, double glazing, gas radiator central heating.



GROUND FLOOR
824 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.3 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 ©2024

A well presented, extended two-storey semi-detached house constructed by Gough Cooper. Planning consent has been granted for single storey front extension and loft conversion with rear dormer. Full plans and details can be found on Wokingham Borough Councils planning website (231906).

Maiden Erlegh Nature Reserve is at the bottom of Allendale Road, and bus services on Silverdale Road provide access past the University and Royal Berkshire Hospital into the town centre where the mainline Railway Station offers services on the new Elizabeth line, to Paddington, and also 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.

EER: E53 Council Tax: D Tenure: Freehold

Broadband Availability (according to Ofcom): Ultrafast

The Ofcom website also provides information about mobile networks.

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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