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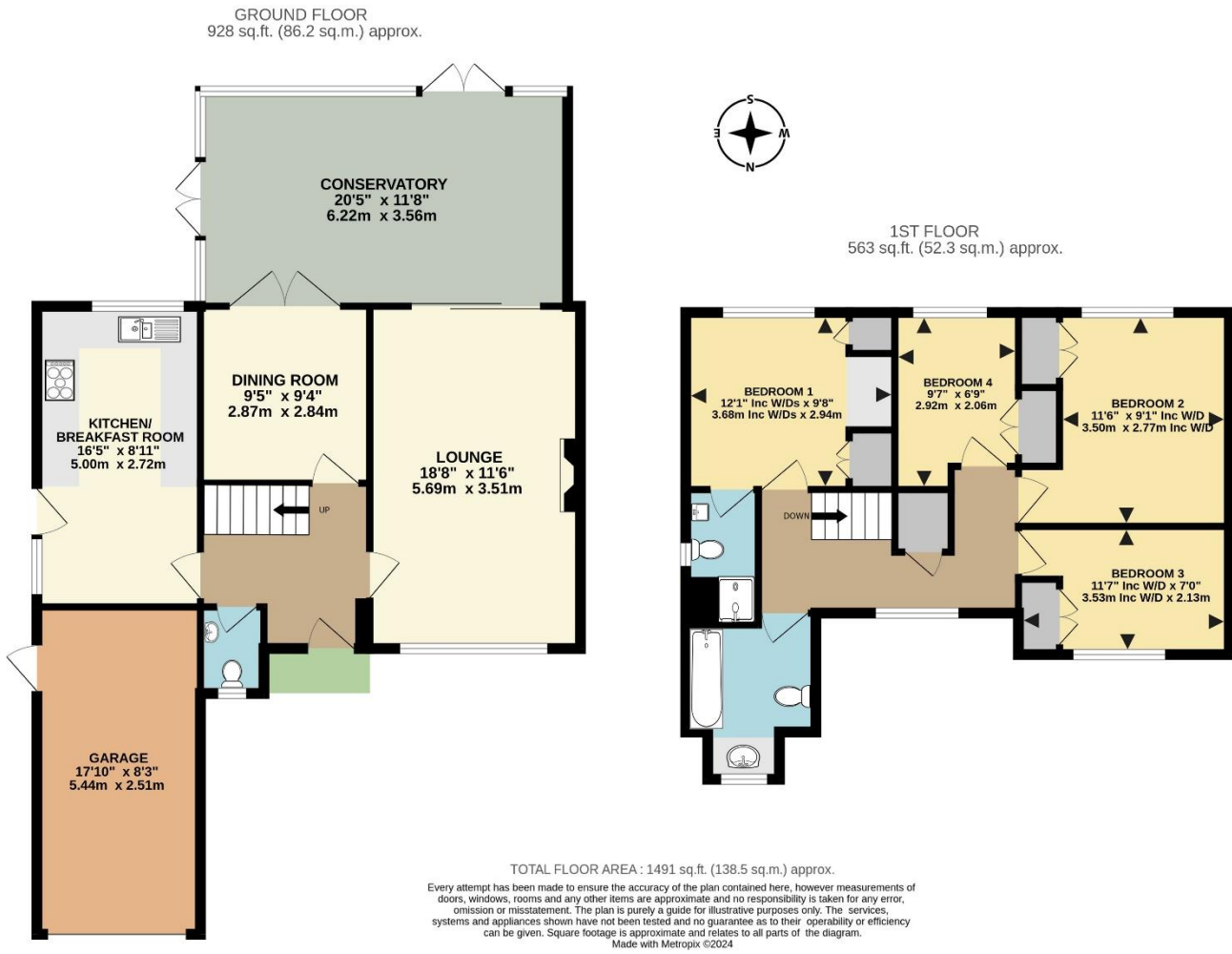
**14 Laniver Close, Earley, Reading, RG6 5UD – Price £650,000**

One of the area's most desirable roads – first time to the market since new – a superb opportunity to improve and update...



4 bedrooms, ensuite shower room, family bathroom, 2 reception rooms, large conservatory, kitchen/ breakfast room, cloakroom, garage, delightful and secluded south-facing gardens, gas radiator central heating, no onward chain.





In a cul-de-sac on the highly regarded Kerris Way development, constructed by Bovis Homes in the early 1980s and a much-loved home during that time. The gardens in particular are a feature of the property, well stocked and providing a high degree of seclusion. The large conservatory across the back of the house takes full advantage of this view.

The property is now in need of updating, modernisation and renovation. It may well be that there is potential for enlargement, subject to any necessary consents. This lovely home offers potential for the next family to make it their own for the next 40 years!

Laniver Close is set in the catchment of popular state schools and not far from grammar and private schools. There are excellent shopping facilities close by at the Asda and Marks & Spencer complexes. Bus services in the area provide access into Reading town centre, where there is a wide range of retail and leisure facilities and a main line railway station offering services to Paddington, the Elizabeth line, and also services to Waterloo which run through the nearby Earley and Winnersh Triangle 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:** D57 **Council Tax:** F **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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