



[www.martinpole.co.uk](http://www.martinpole.co.uk)

**Martin & Pole**  
inc. Watts & Son est. 1846

Residential & Commercial Estate Agents  
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents



18 Repton Road, Earley, Reading, RG6 7LJ – Price £565,000  
Loddon and Maiden Erlegh catchment, close to the Station...



3 good-sized bedrooms, bathroom, separate WC, dining room/ family room, kitchen/ breakfast room, garage, off-road parking, approx. 80ft westerly aspect gardens, planning consent to extend (213148).



A Gough Cooper built semi-detached family house, linked to its neighbour by the garage, already extended at the rear and with consent for a larger extension (213148). Many properties of similar style on this estate have been extended further, including by way of loft conversions, so it may be that similar potential exists for this property, subject to any necessary consents.

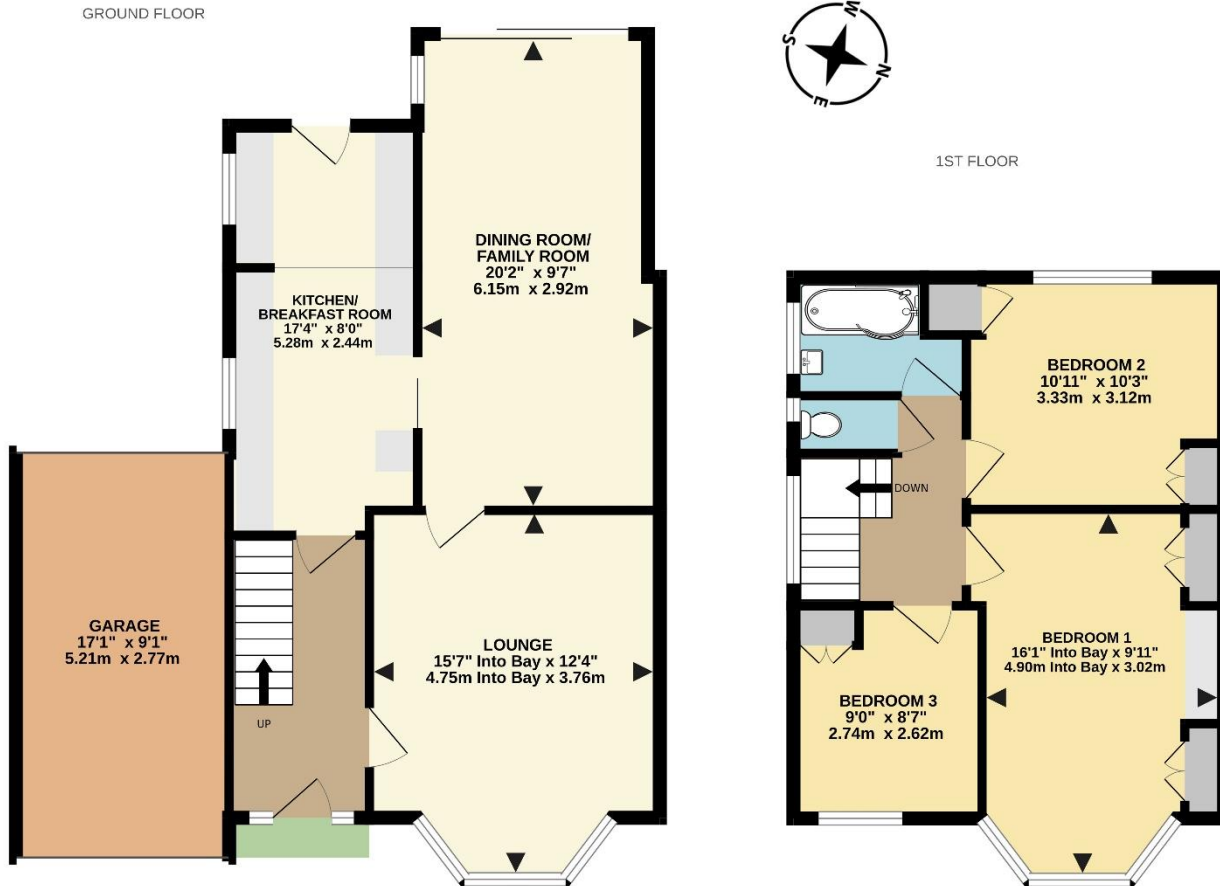
Repton Road is a relatively quiet street with most through-traffic going down Silverdale Road or Kenton Road. It is in the catchment of the popular Loddon Primary School and in the traditional Maiden Erlegh catchment. It is only a few hundred yards from Earley Railway Station and there are local shops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

EER: E48 Council Tax: D Tenure: Freehold  
Broadband Availability (according to Ofcom): Ultrafast

**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.



This plan is a guide for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate.  
Made with Metropix ©2023

For further information or an appointment to view please contact our Earley branch on:

0118 926 4422 or earley@martinpole.co.uk

16 The Parade  
Silverdale Road  
Earley Reading  
RG6 7NZ  
T: 0118 926 4422  
e@martinpole.co.uk

Associated Offices:  
Wallis House  
27 Broad Street  
Wokingham RG40 1AU  
T: 0118 978 0777  
w@martinpole.co.uk

The Auction House  
Milton Road  
Wokingham  
RG40 1DB  
T: 0118 979 0460  
a@martinpole.co.uk

Fine & Country  
Wallis House  
27 Broad Street  
Wokingham RG40 1AU  
T: 0118 989 4499  
wokingham@fineandcountry.com

[www.martinpole.co.uk](http://www.martinpole.co.uk)



0118 926 4422