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115 Silverdale Road, Earley, Reading, RG6 7NE - Price £525,000

First time to the market since new – a semi-detached family home in need of modernisation, about 500 yards from Aldryngton School...



3 bedrooms, bathroom, separate WC, kitchen/ dining room, lounge, driveway parking, 1.5 length garage, approx. 50ft rear garden, gas radiator central heating, double glazing, no onward chain.



A two-storey semi-detached house constructed Gough Cooper, having been lived in by the first owner since new. The property is now in need of modernisation and it may be there is potential for enlargement, subject to any necessary consents.

The location is superb, being only a short distance from Aldrynton and Maiden Erlegh schools, and also not far from Maiden Erlegh Nature Reserve, the University and local shops. Bus services on the road provide access into Reading town centre, where the mainline railway station offers services to Paddington, on the Elizabeth line, and also services to Waterloo which run through the nearby Earley Railway Station.

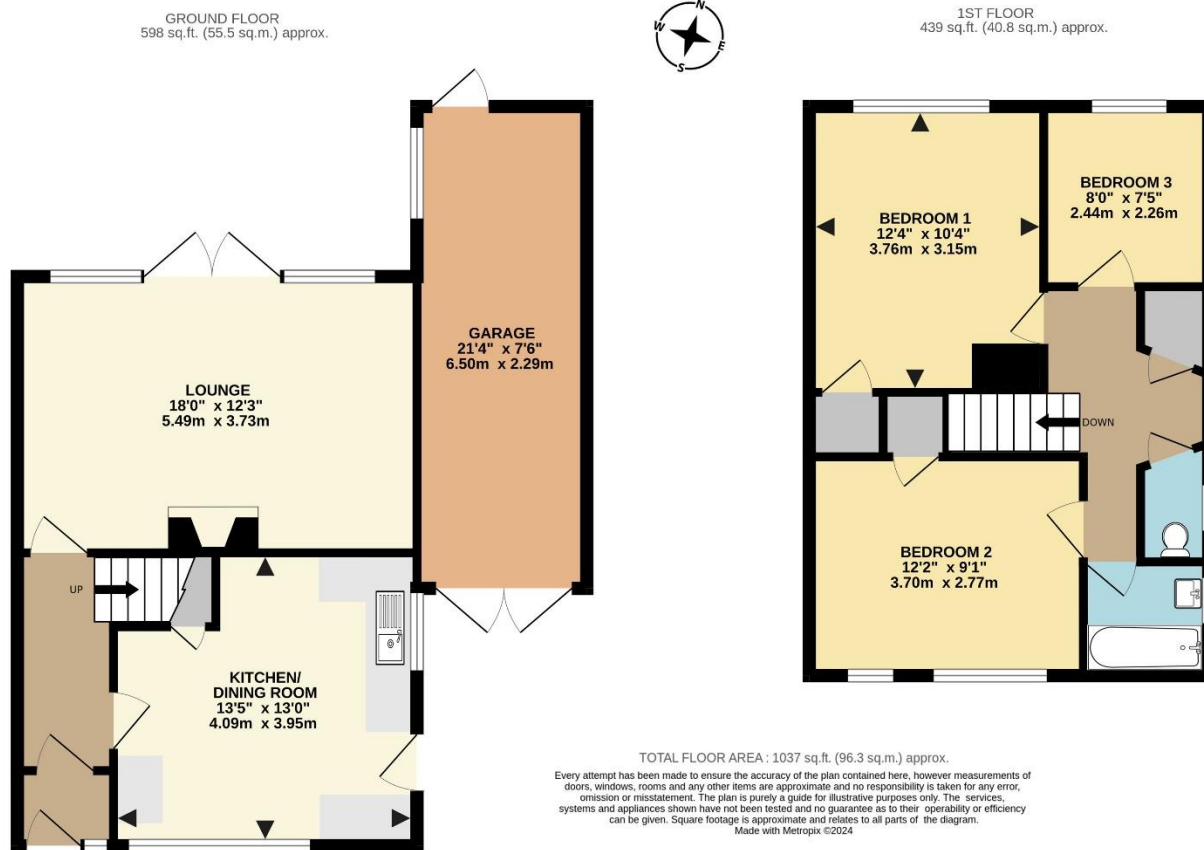
The M4 motorway can be accessed either at Junction 11, where there is also the A33 south to Basingstoke, as well as Green Park and its new railway station; or at Junction 10 where London then lies approximately 40 miles away and Heathrow Airport approximately 28 miles away.

EER: D62 **Council Tax:** D **Tenure:** Freehold

The Ofcom website provides information about broadband availability and 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:

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



0118 926 4422