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33 Mill Lane, Earley, Reading RG6 7JF – Price £875,000

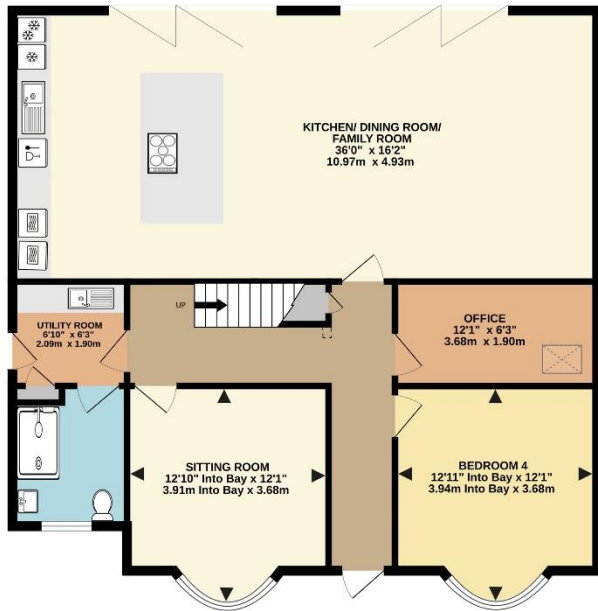
Substantial detached home in Maiden Erlegh | Renovated, extended and modernised over the last 7 years | Close to Earley Railway Station and motorway links



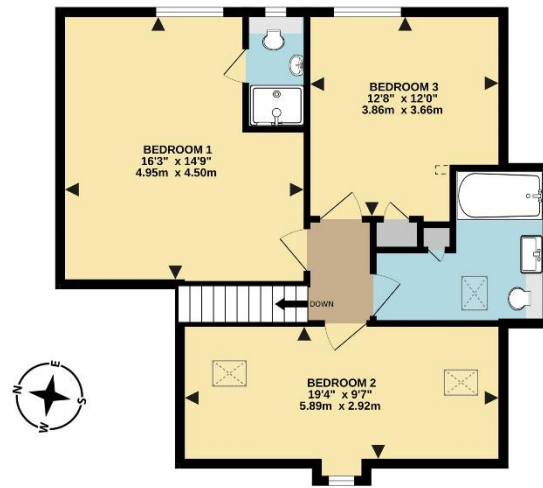
4/5 bedrooms, ensuite shower room, family bathroom, downstairs wet room with WC, large open-plan kitchen/dining/ family room, sitting room or bedroom 5, office/study, utility room, generous driveway parking.



GROUND FLOOR
1168 sq.ft. (108.5 sq.m.) approx.



1ST FLOOR - PARTLY
SCALED CEILINGS
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 1832 sq.ft. (170.2 sq.m.) approx.

Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.
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Looks can be deceiving – this attractive bay-fronted 1930s property has been extended considerably to offer spacious and modern living. The large open-plan kitchen, dining and family room at the back has two sets of bi-fold doors opening onto the gardens, underfloor heating and provision to separate into two rooms if desired. All the main rooms have data points, the property is double glazed and has gas radiator central heating.

The property lies within the catchment of popular primary and secondary schools and there are good amenities nearby at Woodley and Lower Earley. In one direction lies the market town of Wokingham, with Reading in the opposite direction, both offering a wide range of leisure and retail facilities, railway stations with Reading providing services on the Elizabeth Line.

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: D66 **Council Tax:** E **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:

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