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Residential & Commercial Estate Agents
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1 Hillside Road, Earley, Reading, RG6 7LP – Price £500,000

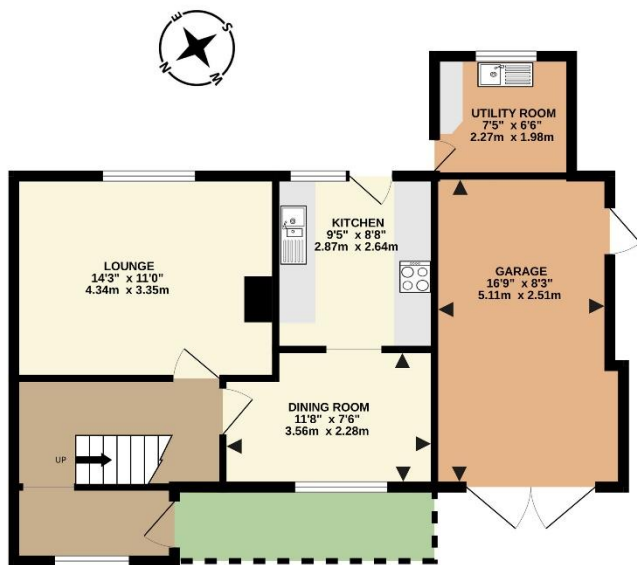
An extended family home in the Loddon and shared Maiden Erlegh catchment, with no onward chain and not far from the Station...



3 bedrooms, first-floor study, bathroom, separate WC, additional shower, lounge, dining room, kitchen, laundry/ utility room with new boiler, garage, large driveway, approx. 40ft garden, no onward chain.



GROUND FLOOR
630 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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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A two-story 1950s semi-detached house, extended at a later date and offered in good decorative order throughout, being sold with no onward chain.

The property is very close by to the popular Loddon Primary School and lies in the traditional part of what is now the shared Maiden Erlegh catchment.

There are local shops nearby on Silverdale Road and Wokingham Road, with more extensive facilities at the Asda and Marks & Spencer complexes in Lower Earley or at Woodley precinct.

Bus services in the area run past the Royal Berkshire Hospital into Reading town centre where there is a main line railway station with fast services to Paddington and services to Waterloo, running through the nearby Earley Railway Station.

The M4 motorway can be joined either at Junction 11, near Green Park, where there is also the A33 south towards Basingstoke, or at Junction 10 where London then lies about 40 miles away and Heathrow Airport 28 miles away.

EER: D60 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 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

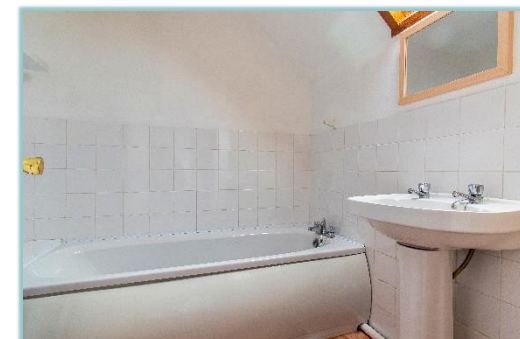
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