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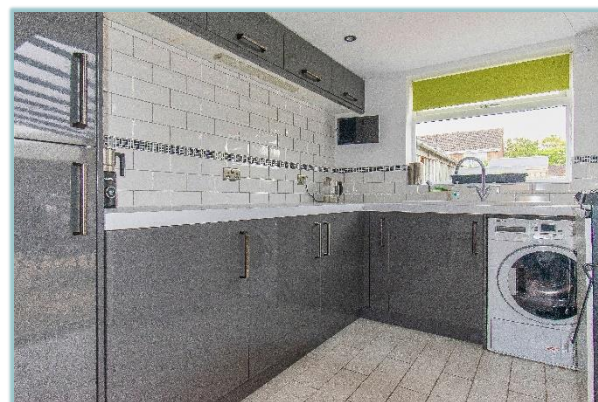
Chartered Surveyors & Estate Agents



30 Springdale, Earley, Reading, RG6 5PR – Price £515,000
Well presented family home | Radstock and Maiden Erlegh | Not far from
the University | Good communication links



3 bedrooms, bathroom, open-plan lounge, dining room & kitchen, large utility room, 1.5 length garage, gardens, block-paved driveway, gas radiator central heating, double glazing.



A two-storey semi-detached house, with larger than average garage, and an impressive utility room which is accessed externally. Some properties on the estate have been extended further, so it may be that similar potential exists for this property, subject to any necessary consents.

Springdale is a popular and established street, comprising properties of similar calibre and close to good schools and local amenities.

Bus services provide access into Reading town centre, where the main line railway station has services on the Elizabeth Line, to Paddington and also to Waterloo which run through the nearby Earley Railway Station.

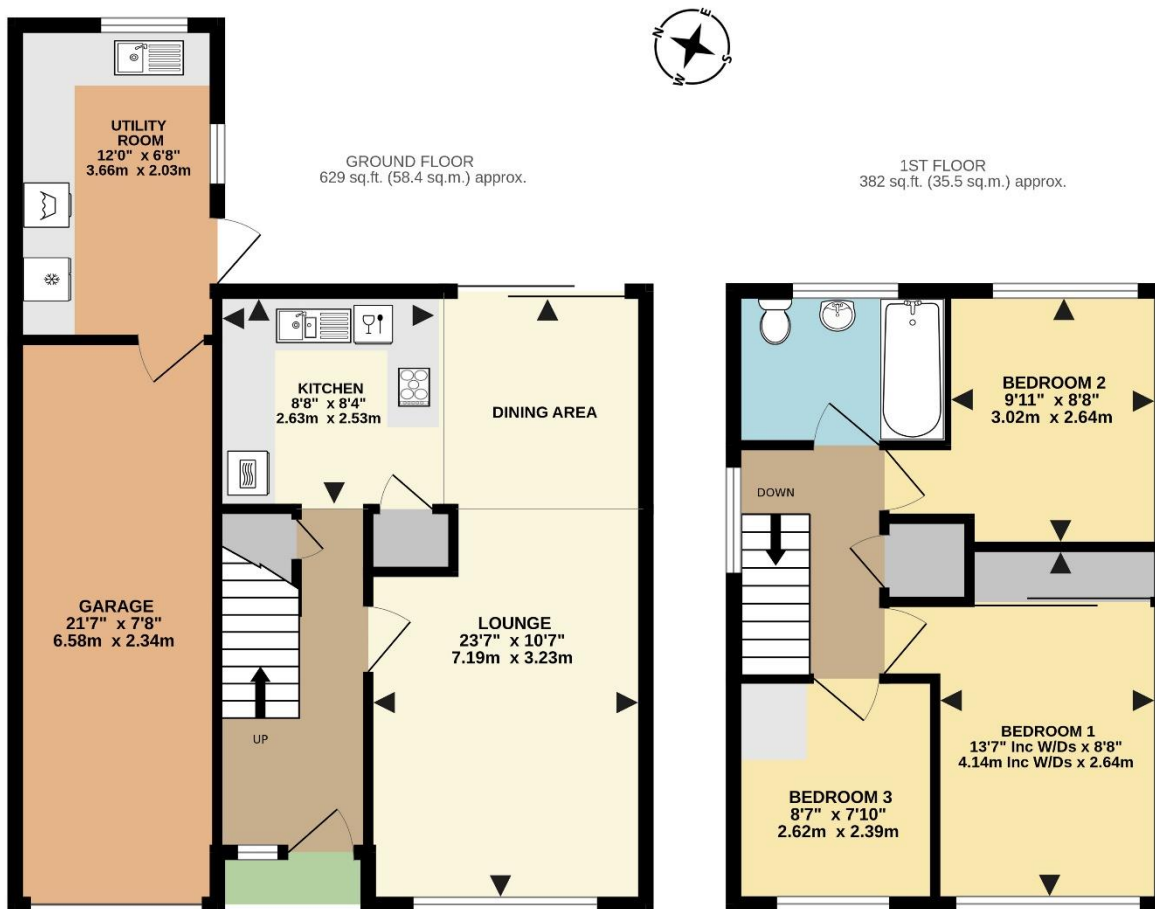
The M4 motorway can be accessed either at Junction 11, where there is also the A33 south to Basingstoke, as well as Green Park and its new railway station; or at Junction 10 where London then lies approximately 40 miles away and Heathrow Airport approximately 28 miles away

EER: D65 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. We do not receive a referral fee from the solicitor.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 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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