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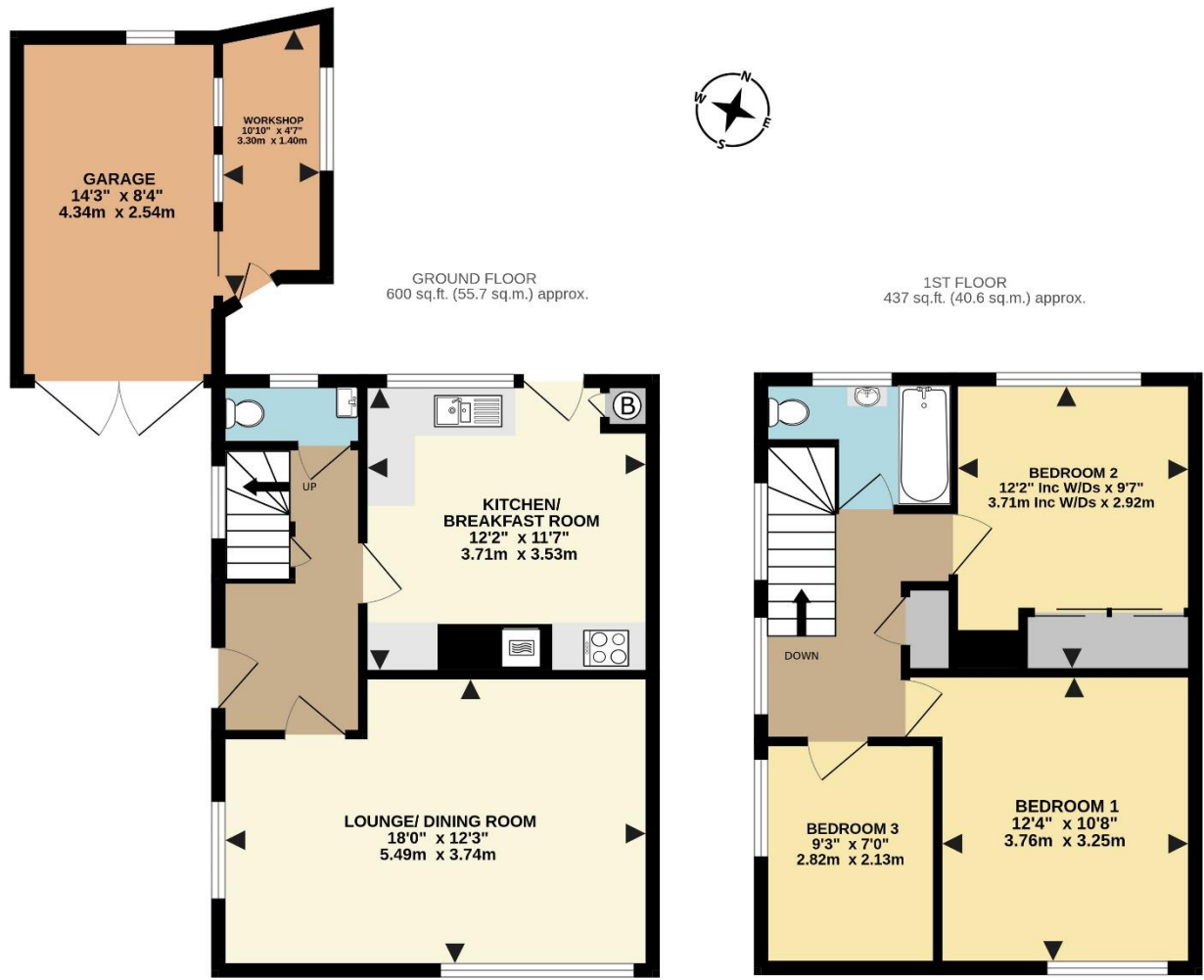
73 Silverdale Road, Earley, Reading, RG6 7NF - Price £535,000

First time to the market since new | No onward chain | Aldryington and Maiden Erlegh | Close to the station | Cloakroom



3 bedrooms, bathroom, lounge/ dining room, kitchen/ breakfast room, downstairs cloakroom, boarded loft space, external workshop/ utility room, garage, gardens extending to about 100ft in depth.





TOTAL FLOOR AREA: 1036 sq.ft. (96.3 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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Constructed by Gough Cooper in the early 1960s, now coming to the market for the first time. The property has been recently redecorated, has new carpets on the first floor, hallway and cloakroom, a relatively modern boiler and double-glazed windows. A buyer may wish to carry out other modernisations. Many houses in the area have been extended, so it may well be there is similar potential for this property, subject to any necessary consents.

The location is particularly popular, being close to good schools, shops, Maiden Erlegh Nature Reserve and the University. Local bus routes provide access into Reading town centre, where the main line railway station has services on the Elizabeth line, to Paddington, and also to Waterloo running 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: C72 **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:
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