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Honeywood, Elm Lane, Lower Earley, Reading, RG6 5UG – Guide Price £600,000
A most individual detached bungalow with useful first-floor rooms, set on a generous plot in an enviable location...

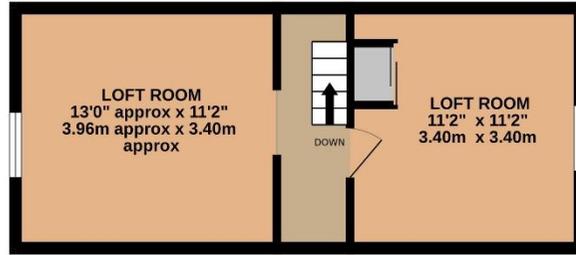


2 double bedrooms, bathroom; lounge, dining room, kitchen, cloakroom; approx. 30ft garage, parking for 3 cars, rear gardens extending to about 60ft by 60ft; 2 first floor rooms, one a walk-in attic, the other having been used as a bedroom; gas radiator central heating, double glazing, no chain.

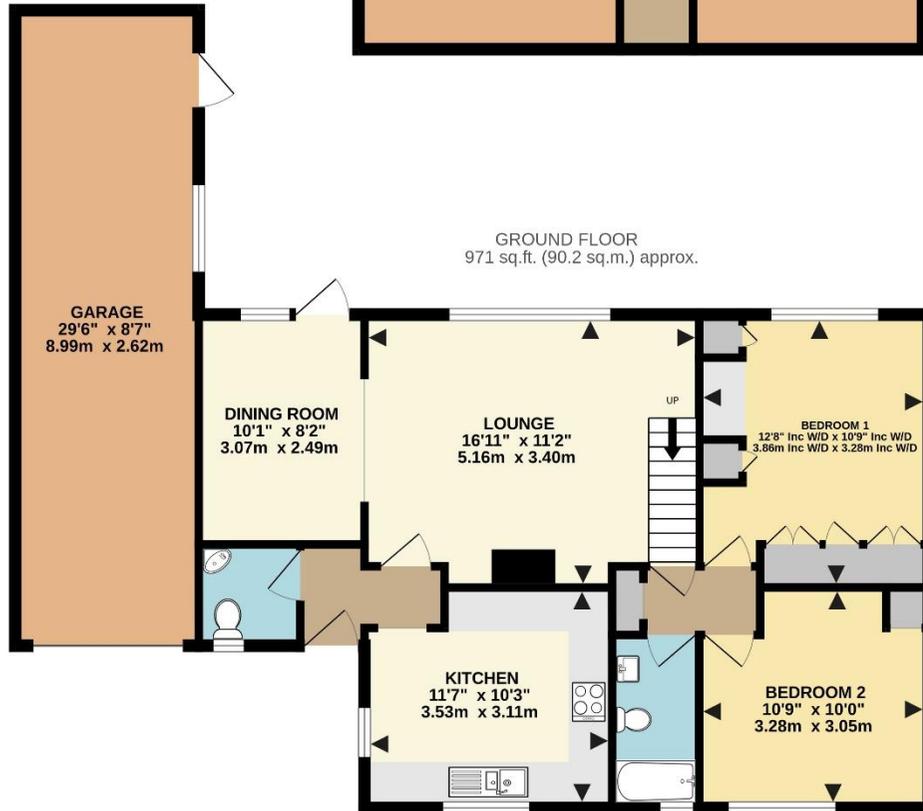




1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.5 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 detached property of character, probably built in the 1950s, offered in outstanding decorative order throughout. The location is superb, set in a cul-de-sac serving just three other properties.

The nature of the neighbouring properties might suggest potential for substantial extension if desired (subject to all necessary consents), although this is a spacious and delightful chalet bungalow in its own right.

The property is within walking distance to local amenities including a doctor's surgery, library, leisure center, supermarket complex and church. It is also not far from Reading University. Regular bus services provide access into Reading town centre, where the main line railway station gives access to Paddington, 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:** E **Tenure:** Freehold

Ultrafast broadband up to 1800 Mbps is available. 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 may pay us a referral fee. The value of this fee can vary. We do not receive a referral fee from the solicitor.

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