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95 Wilderness Road, Earley, Reading, RG6 5RE - Price £850,000

A large and beautifully maintained detached family home, opposite the University, being sold for the first time in over 40 years...

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4 large bedrooms, ensuite shower room, huge family bathroom, dual-aspect lounge & sitting room, dining room, kitchen/ breakfast room with appliances, downstairs cloakroom, 1.5 garage, gas radiator central heating, double glazing, gardens extending to about 55 ft by 50 ft.



A Reeds-built detached family home constructed in the 1960s and extended at a later date. It may be that potential exists for further enlargement, subject to any necessary consents. The family bathroom is very large and suggests the possibility for division to create an additional bath or shower room if required.

The property is well located for Maiden Erlegh School and popular primary schools, as well as Reading Boys and Kendrick Girls schools. It is immediately close by to the University campus and there are good amenities available at the Asda and Marks & Spencer complexes in Lower Earley.

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

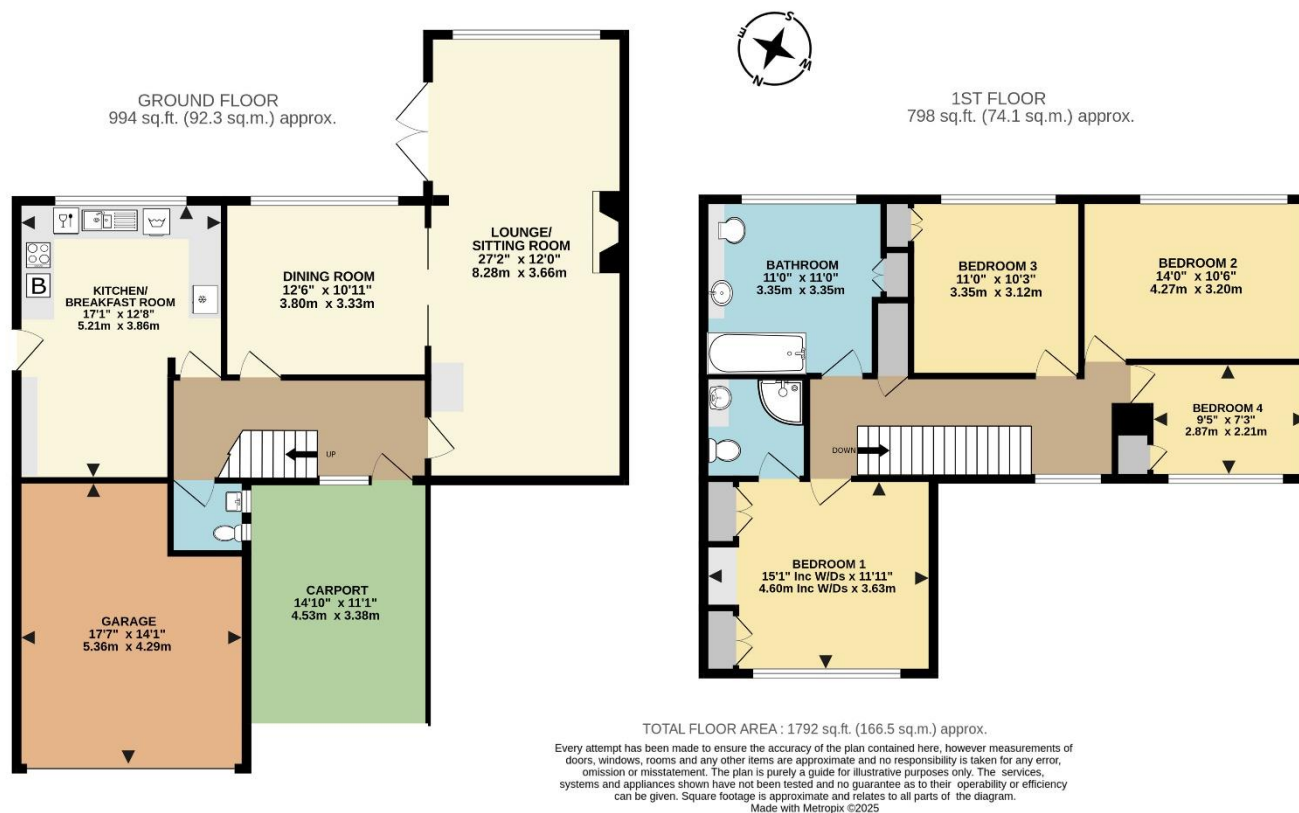
The M4 motorway can be accessed either at Junction 11, where there is also the A33 south to Basingstoke, as well as Green Park and its new railway station; or at Junction 10 where London then lies approximately 40 miles away and Heathrow Airport approximately 28 miles away.

EER: D60 **Council Tax:** F **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 may pay us a referral fee. The value of this fee can vary. We do not receive a referral fee from the solicitor.



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