

property details **approval form**

26 Betchworth Avenue, Earley, Reading, Berkshire, England, RG6 7RJ

Date: 01 April 2026

Property Ref and Version: LOE109145 - 0002

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

guide price £750,000

Tenure: Freehold

>> **key features**

- > NO CHAIN
- > Southerly aspect garden
- > Driveway parking
- > Four spacious bedrooms
- > Additional downstairs shower room
- > EPC Rating: C

>> **short description**

This well extended family home is in a prime location for Maiden Erlegh or Aldryngton Primary. Offered with NO CHAIN, this home offers spacious living accommodation and a southerly aspect garden. With lounge, dining room, conservatory, additional family room or a fifth bedroom to the ground floor.

>> **long description**

Betchworth Avenue is situated in the popular area of Earley and is ideally located for access to local shops, the Tesco local supermarket and takeaways at Silverdale Road, Earley Train Station 0.5 miles away with access in Reading and Waterloo. The Asda Complex, Loddon Valley Leisure Centre and other local amenities including Doctors surgeries, the Costa Coffee Shop and takeaways including McDonalds and KFC are available within 1 mile. 3.3 miles to Junction 10 on the M4 and also 3.3 miles to Junction 11 on the M4.

The property is located within good school catchments including Aldryngton Primary School and Maiden Erlegh/Bulmershe Shared Secondary School Catchment and is also conveniently located within 200 yards of Maiden Erlegh Lake and Nature Reserve which offers lovely walks and bike rides for families and a children's play park at Laurel Park.

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>> **room description**

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>> **property images**



Your Roger Platt office: Asda Complex Chalfont Way , Lower Earley, READING, Berkshire, RG6 5HQ
T 0118 987 6767 E LowerEarley@rogerplatt.co.uk

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>> **property images**



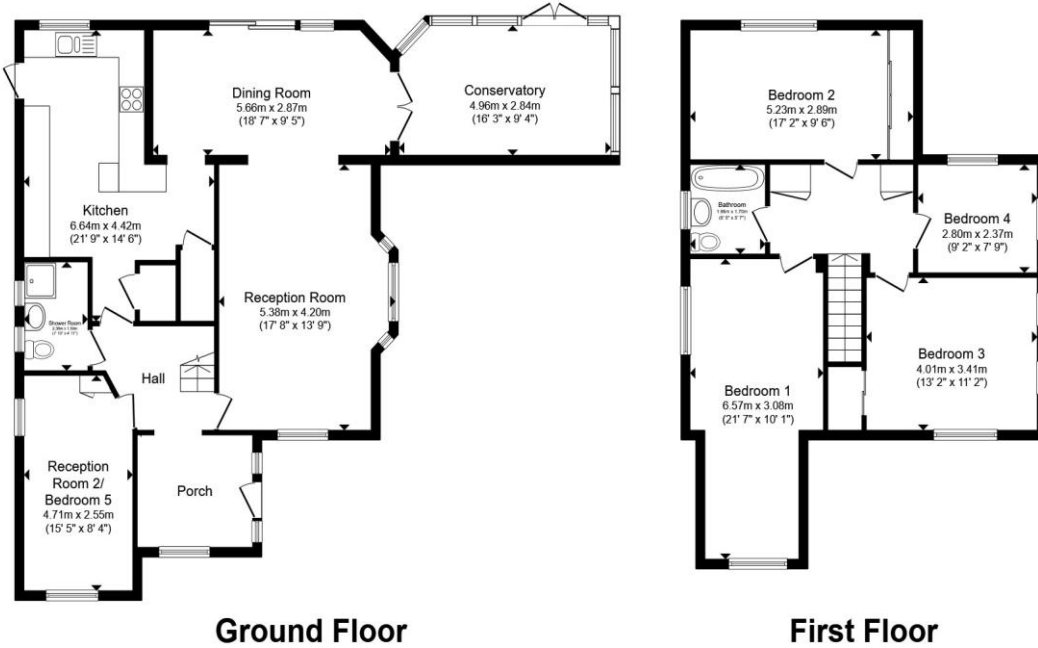
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>> floor plan



Total floor area 172.2 m² (1,854 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

Aeron Weston		
Mr M. Doya		

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