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12 Kenton Road, Earley, Reading, RG6 7LE - Price £699,950

A truly delightful and individual detached house with lots of parking, in the Aldryngton and Maiden Erlegh catchments…

RICS Regulated by RICS

The Property Ombudsman

3 bedrooms, family bathroom, downstairs WC/ utility room, dual-aspect lounge, separate dining room, kitchen, small conservatory, external storeroom, garage with electric door, westerly aspect gardens extending to about 125 ft in depth with workshop, shed and treehouse!







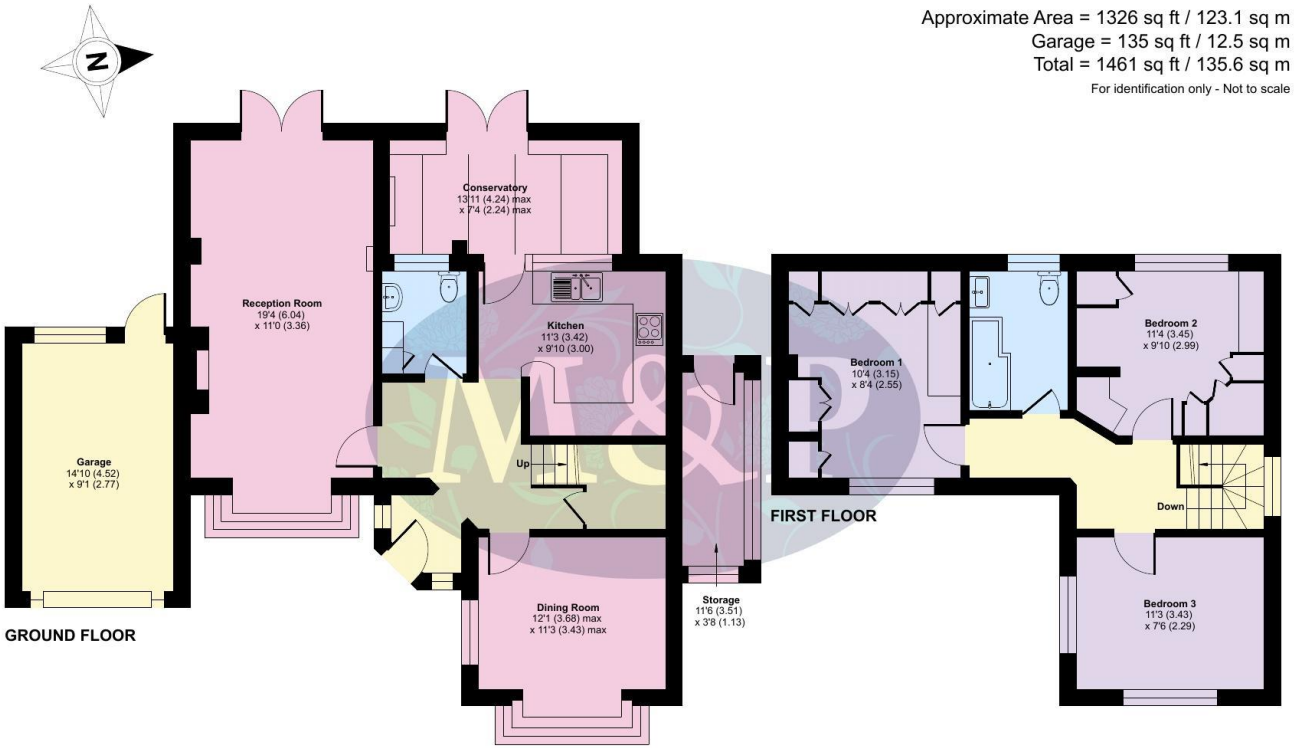






Kenton Road, Earley, Reading, RG6

Approximate Area = 1326 sq ft / 123.1 sq m
Garage = 135 sq ft / 12.5 sq m
Total = 1461 sq ft / 135.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Martin & Pole Reading . REF: 1425004

For further information or an appointment to view please contact our Earley branch on:

0118 926 4422 or earley@martinpole.co.uk

A character 1930s detached home, extended at a later date, and beautifully maintained by the current long-term owners.

The location is superb, being both in the catchment of Aldryngton and Maiden Erlegh schools, as well as the designated areas for Kendrick and Reading Boys School.

It is close to Earley Railway Station on the Waterloo Line and Reading town centre, easily accessed by local bus services, provides services to Paddington and on the Elizabeth Line.

There are local shops available nearby at The Parade, with more extensive facilities at Lower Earley and Woodley. Both Maiden Erlegh Nature Reserve and the University are also close at hand.

The M4 motorway can be joined either at Junction 11, where there is also the A33 south towards Basingstoke, or at Junction 10 where London then lies about 40 miles away and Heathrow Airport about 28 miles away.

EER: D67 **Council Tax:** E **Tenure:** Freehold

The Ofcom website provides information about broadband availability and mobile networks.

Services: All mains services are believed to be connected.

AMLR, SANCTION, PEP & IDENTITY CHECKS: Estate Agents are required by law to carry out Anti Money Laundering Regulation, Sanction, Politically Exposed Person, Identity and Source of Funds checks on prospective purchasers when their offer is accepted. We do this using a company called Landmark Information Group and is currently charged at £30 per person. This charge is non-refundable. Company or differently structured purchases may carry additional charges.

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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