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Martin & Pole
inc. Watts & Son est. 1846

Residential & Commercial Estate Agents
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents



55 Lakeside, Earley, Reading, RG6 7PG - Price £525,000

An extended, semi-detached family home, in Aldrynton catchment, overlooking the lake and being sold for the first time in over 50 years...

Martin & Pole



3 bedrooms, bathroom with separate shower cubicle, downstairs cloakroom, lounge, dining room/ sitting room, kitchen, utility room, useful store room, garage, driveway parking for 2/3 cars, terraced rear gardens, gas radiator central heating, mainly doubled glazed.



One of the more popular of the Gough Cooper designs, known as the 'half cottage', set in a superb position overlooking Maiden Erlegh Lake and within a short distance of Aldrynton and Maiden Erlegh schools. The property is being sold with no onward chain.

The property is also within easy reach of the University and local shops. Local bus services provide access to Reading, where the mainline railway station provides services to Paddington, on the Elizabeth line, and also to Waterloo which run through the nearby Earley railway station.

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.

The property has been let for several years until recently so has a Gas Safety Certificate from February 2026 and a satisfactory Electrical Installation Condition Report from December 2022.

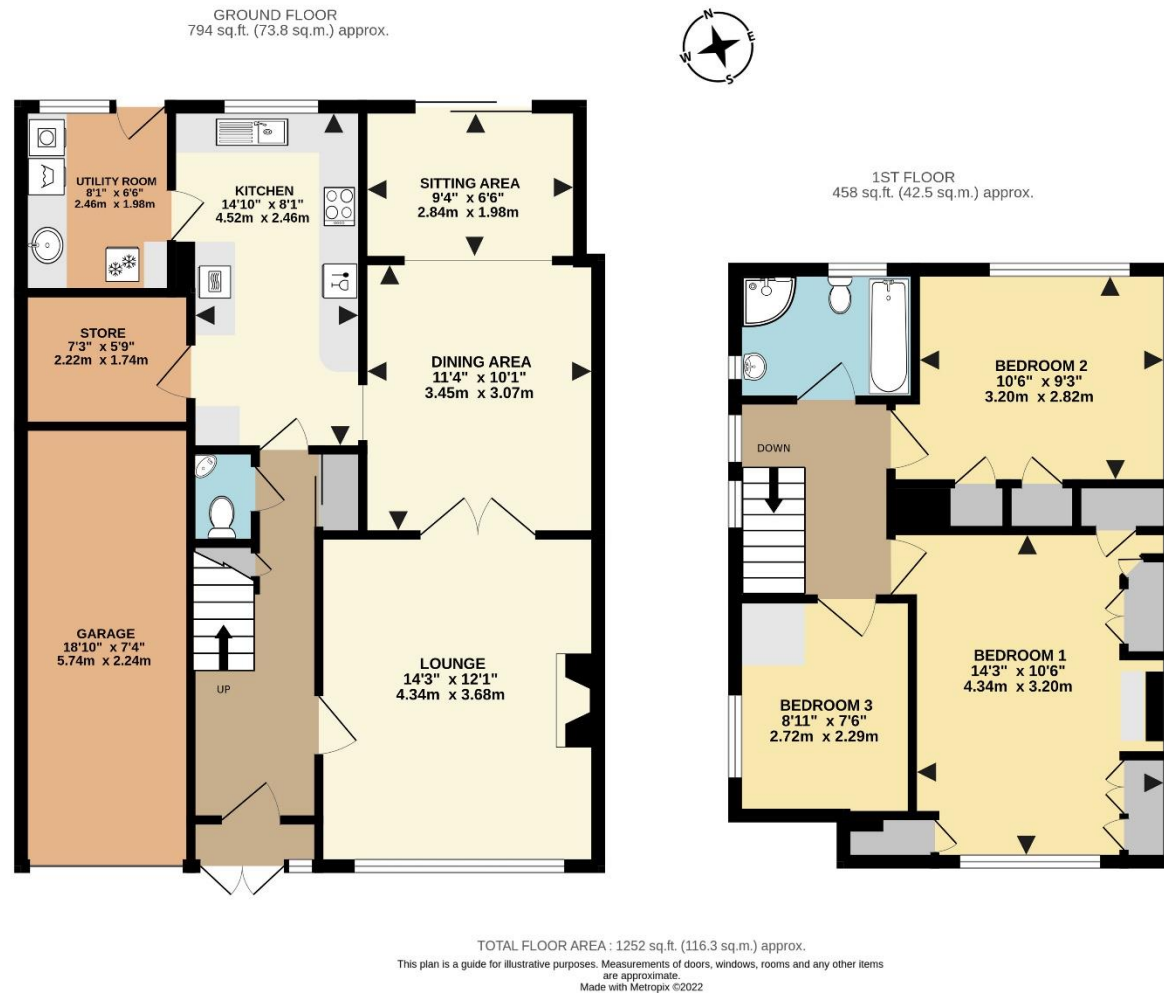
EER: D64 **Council Tax:** E **Tenure:** Freehold

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

Services: All mains services are believed to be connected.

AMLR, SANCTION & IDENTITY CHECKS: Estate Agents are required by law to carry out Anti Money Laundering Regulation, sanction and identity checks on prospective purchasers before their offer to buy can be formally accepted; on tenants before they enter into a tenancy agreement; and on clients when accepting instructions to sell or let their property. We do this using a company called Hipla and is charged at £12 per person.

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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