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Residential & Commercial Estate Agents
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34 Redhatch Drive, Earley, Reading, RG6 5QR - Price £475,000

A superb opportunity to modernise, update and possibly extend – Popular Cooks bay-fronted semi-detached in sought after area within Maiden Erlegh, close to the University...

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3 bedrooms, lounge, dining room opening onto sitting room, kitchen, family bathroom, large detached garage, gardens, driveway parking, double glazed, partial electric heating (ground floor only).



One of the ever-popular 1950s Cooks semi-detached family homes, now in need of general updating and modernisation throughout and being sold with no onward chain.

The location is superb, providing good access to extensive shopping facilities, the University and various sought-after schools.

Bus services locally provide access into Reading town centre, where the main line 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 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

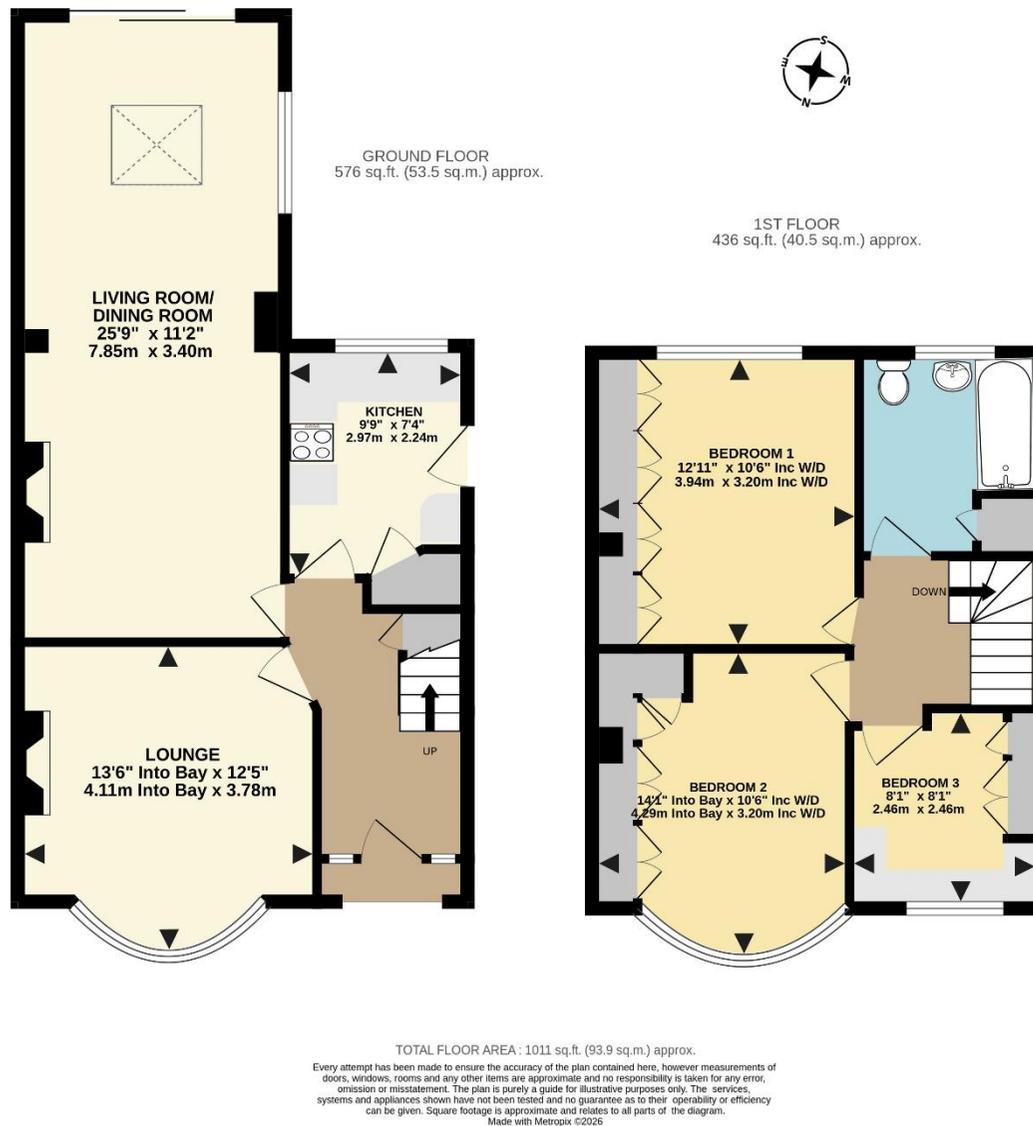
EER: E47 **Council Tax:** D **Tenure:** Freehold

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

Services: Mains water, sewerage and electricity. There is currently no gas connection, although evidence that there may have been one in the past.

AMLR, SANCTION, PEP & IDENTITY CHECKS: Estate Agents are required by law to carry out Anti Money Laundering Regulation, Sanction, Politically Exposed Person and Identity checks on prospective purchasers before their offer to buy can be formally accepted. 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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