



PERFECT PILLARS  
Supporting You



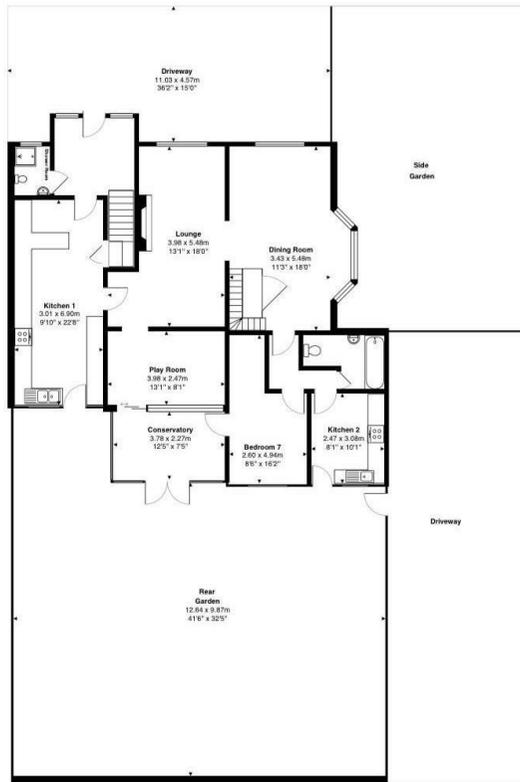
## 192a Silverdale Road, Earley, Reading, RG6 7NB

£795,000

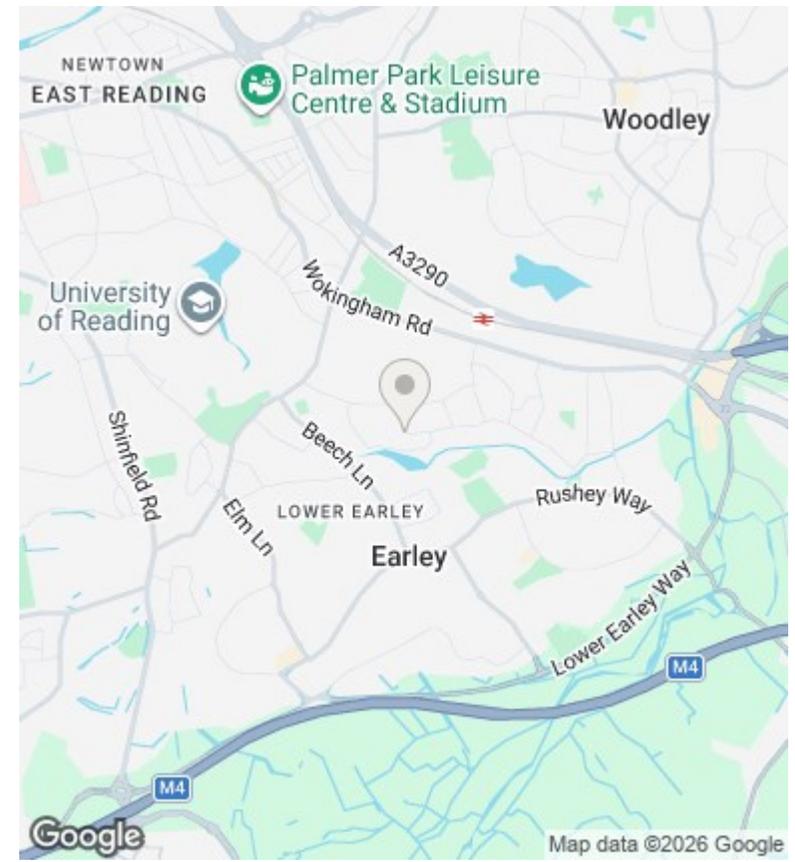
- Outstanding Aldryngton and Maiden Erlegh school catchment
- No onward chain
- South facing garden
- Parking space for 6 cars
- New roof installed
- Solar panel on rear roof
- Close proximity to Maiden Erlegh lakes
- Self-contained annex
- EPC rating B
- Walking distance to Earley train station

400 Thames Valley Park Drive, Reading, Berkshire, RG6 1PT  
01183 048821

info@perfectpillars.co.uk  
<https://www.perfectpillars.co.uk/>



Total Area: GF + 1st FL : 208.9SqM / 2248SqF  
 Total Area 329.4SqM / 3546SqF (Excluding garden)  
All measurements are approximate and for display purposes only.



**Directions**

**Viewings**

Viewings by arrangement only. Call 01183 048821 to make an appointment.

**Council Tax Band**

E

**EPC Rating:**

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	