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**Martin & Pole**  
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Residential & Commercial Estate Agents  
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Chartered Surveyors & Estate Agents



**30 Sutcliffe Avenue, Earley, Reading, RG6 7JN - Price £450,000**

A fantastic opportunity to update and extend in Maiden Erlegh. Set on a large plot and with planning consent to create a 5/6 bedroom, 2/3 reception room family house...

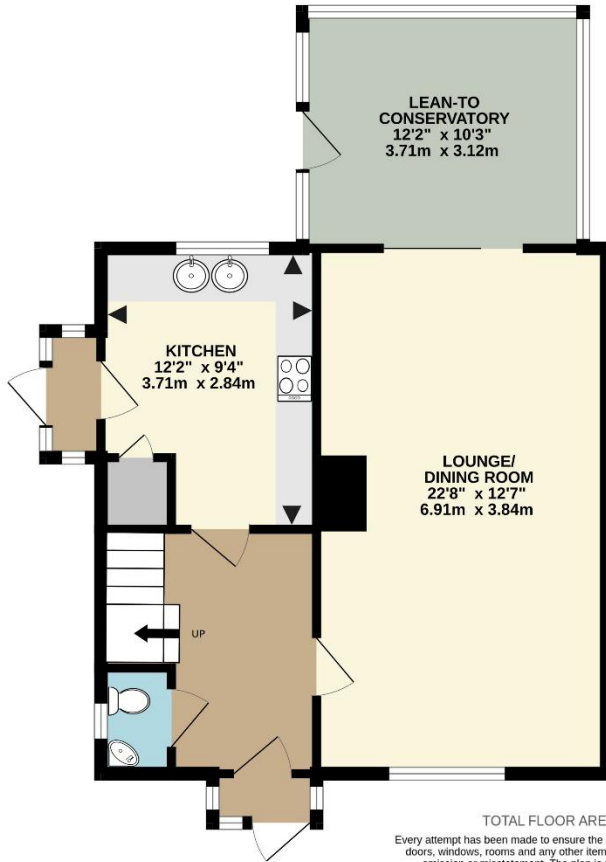
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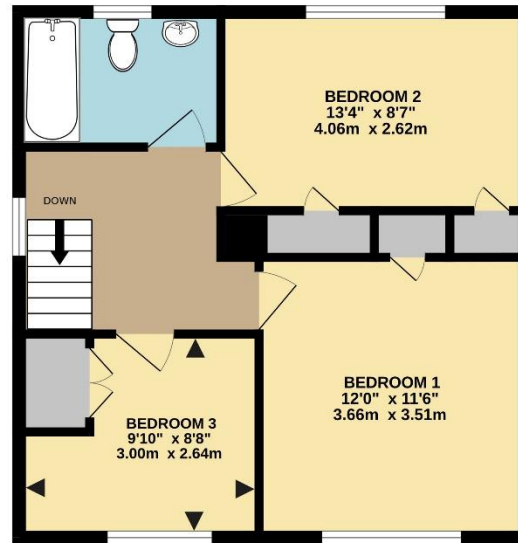
Current accommodation comprises 3 bedrooms, bathroom, lounge/ dining room, lean-to conservatory, kitchen, downstairs cloakroom, large detached garage, driveway parking for several cars, gas radiator central heating, mainly double glazed, planning consent for a 5/6 bedroom, 2/3 reception room house, no onward chain.



GROUND FLOOR  
637 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1130 sq.ft. (105.0 sq.m.) approx.

Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.  
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Originally constructed by the local authority in the 1950s, set well back from the road and with rear gardens extending to about 110 ft and overall plot of 210 ft in depth. The property has been let over the last few years but is now vacant, needs some updating and offers fantastic potential with recently granted planning consent for a substantial family home (planning consent number 260671).

The location is superb, being in the Loddon Primary and traditional Maiden Erlegh Secondary School catchments, not far from Earley Railway Station, and also with good access into Reading town centre, as well as two junctions of the M4.

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

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

**Services:** All mains services are believed to be connected.

**AML, 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.

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

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