

286 Silverdale Road, Earley, Reading, RG6 7NU – Price £560,000

Superbly positioned just yards from Aldryngton and Maiden Erlegh schools, with a generous south-facing garden, almost triple-length garage, and obvious potential for further enlargement (STP)…

© Martin & Pole

Part-boarded loft space with light and ladder; 3 first-floor bedrooms and refitted bathroom; lounge opening to extended dining room and family room, kitchen, conservatory/ office; 35 ft garage, driveway parking for 2/3 cars, south-facing gardens extending to about 75 feet in depth, gas radiator central heating, double glazing.



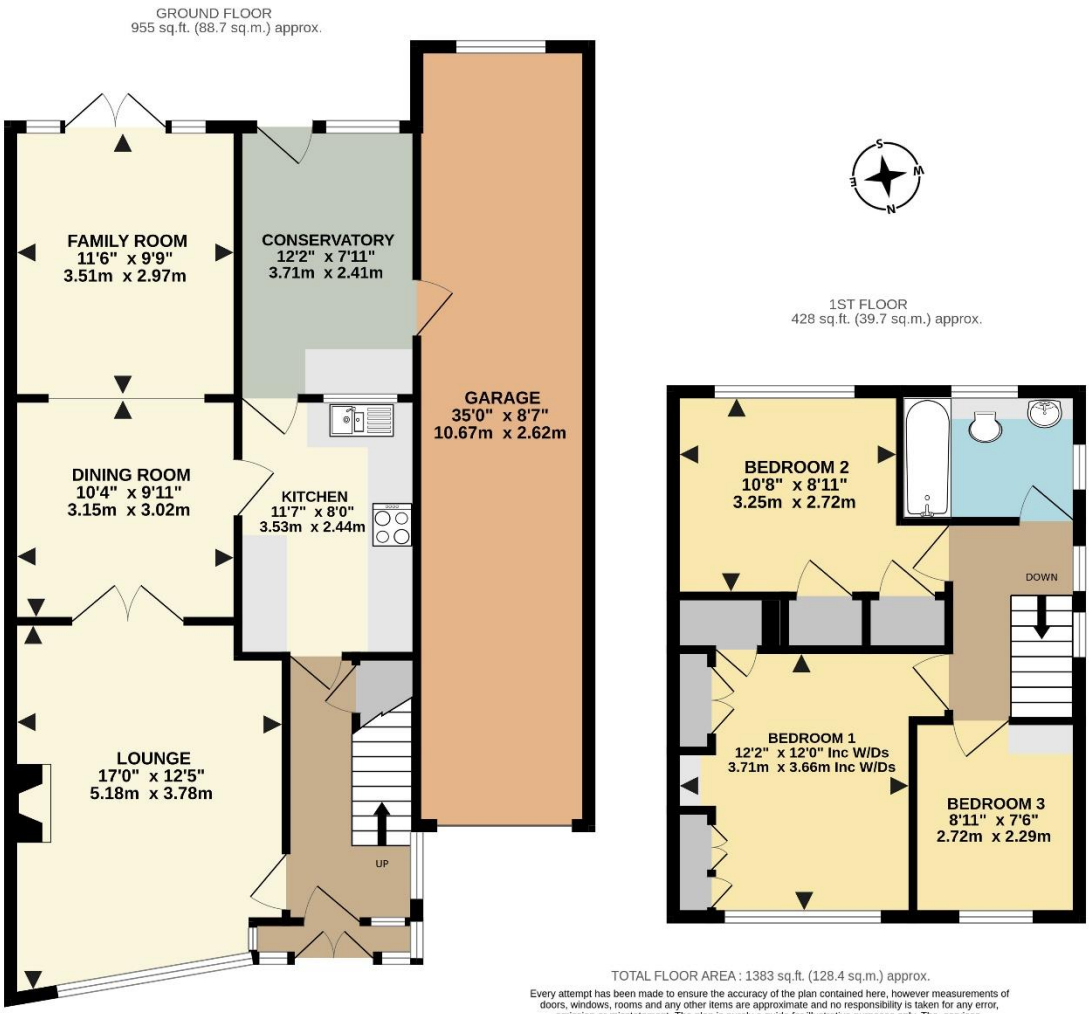












For further information or an appointment to view please contact our Earley branch on:

0118 926 4422 or earley@martinpole.co.uk

Being sold for the first time in almost 45 years, a well-presented and maintained Gough Cooper semi-detached house which has been enlarged by way of a ground-floor extension, has a superb garage space, and offers the space for further enlargement, both by way of an extension and loft conversion, subject to any necessary consents.

The property is set a very short distance from Aldryngton and Maiden Erlegh schools and also close to Maiden Erlegh Nature Reserve and the University. There are local shops immediately close by with more extensive shopping facilities at the Asda and Marks & Spencer complexes in Lower Earley. Bus services on the road provide access into Reading town centre, where the main line railway station offers 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: D57 **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.

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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