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**Martin & Pole**  
inc. Watts & Son est. 1846

Chartered Surveyors & Estate Agents



**33 Hartsbourne Road, Earley, Reading, RG6 5PX**

Offers invited in excess of £400,000

A Cooks detached bungalow ready for improvement and modernisation...

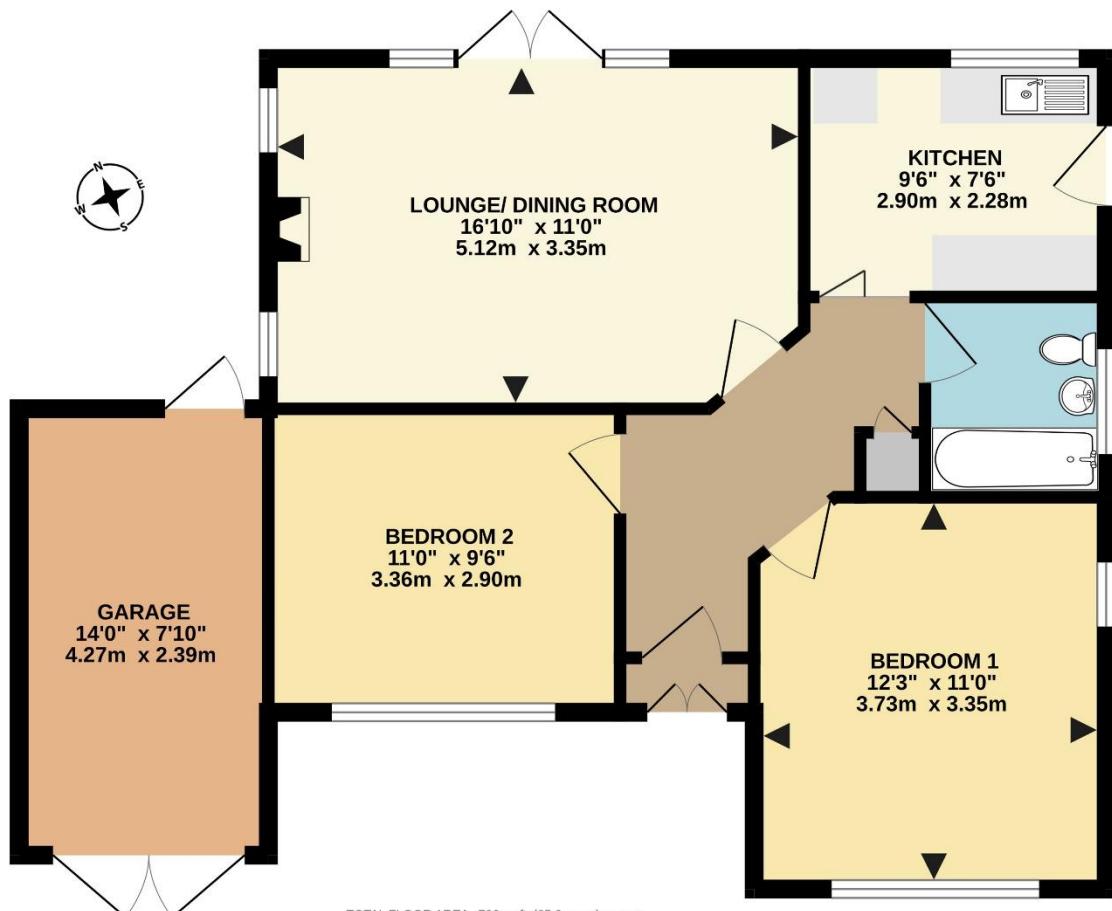


Martin & Pole

**2 double bedrooms, lounge/ dining room, kitchen, bathroom, garage, garden, driveway parking, gas radiator central heating, double glazing, no onward chain.**



GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



Constructed by Cooks in the 1950s and having been let for the last few decades, this charming, detached bungalow offers plenty of scope for improvement and possibly enlargement, subject to any necessary consents.

Although in need of updating, the property does have a relatively recent Gas Safety Certificate and Electrical Installation Condition Report.

The rear gardens are currently overgrown but extend on average to about 33ft in depth and a maximum of 50ft, with a width of about 40ft.

The location is superb, being close to the University campus, Maiden Erlegh Lake and good schools. There are convenient shopping facilities at the Asda and Marks & Spencer complexes in Lower Earley, and local bus services provide access into Reading town centre, where the main line railway station has services on the Elizabeth line, to Paddington, 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: 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; and on tenants before they enter into a tenancy agreement. We do this using a company called Hipla and is charged at £24 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:  
0118 926 4422 or [earley@martinpole.co.uk](mailto:earley@martinpole.co.uk)

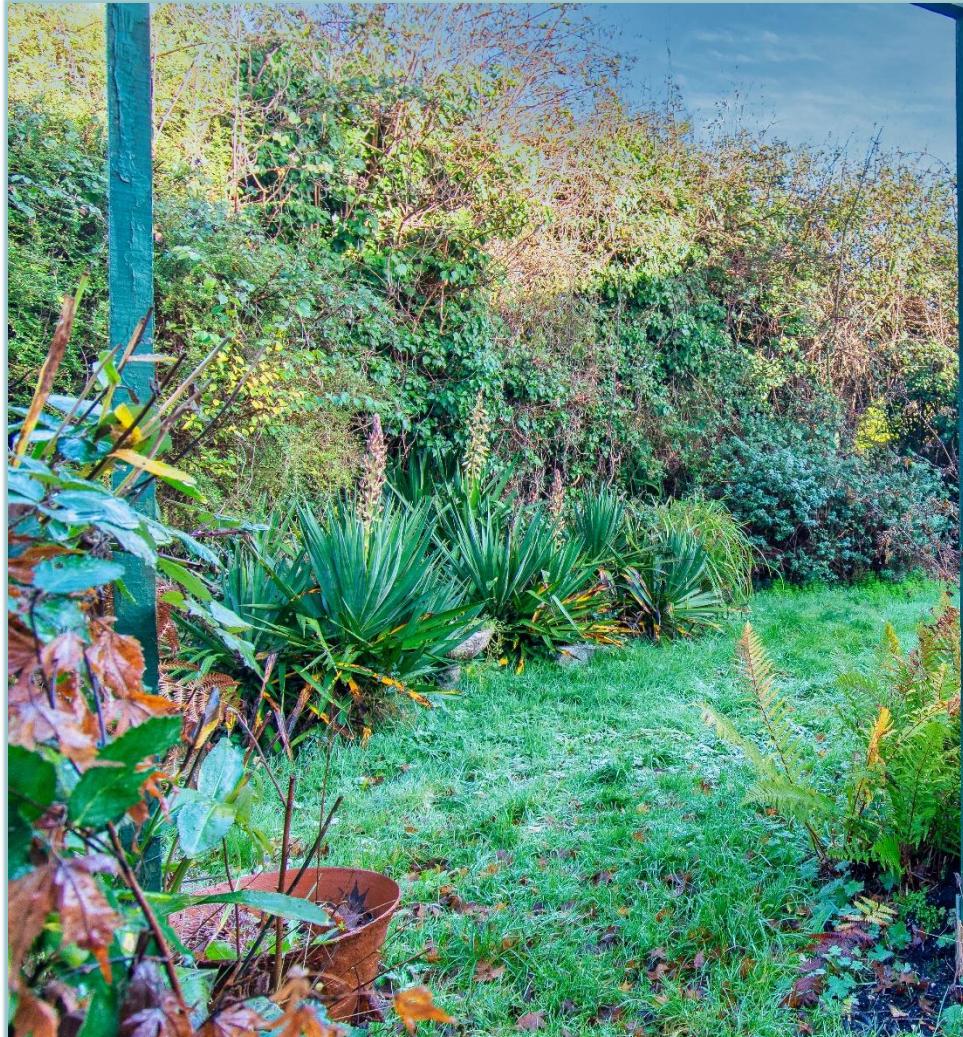
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