M&P Celebrating 180 Years 1846 - 2026

www.martinpole.co.uk

Martin & Pole

inc. Watts & Son est. 1846

Chartered Surveyors & Estate Agents

Residential & Commercial Estate Agents
Sales • Lettings • Auctioneers • Valuers



86 Hazel Drive, Woodley, Reading, RG5 3SA - Price £395,000

Superbly positioned for access to Earley Railway Station and popular schools – one of the very large 3-storey townhouses on Southlake, close to the centre of Woodley…

Martin & Pole

RICS Regulated by RICS

The Property Ombudsman

3 double bedrooms, bathroom, downstairs cloakroom, large lounge, large kitchen/ dining room, 2 store rooms (created from the garage and easily changed back), driveway for 2 cars, southwest facing garden with rear access, gas radiator central heating, double glazing.



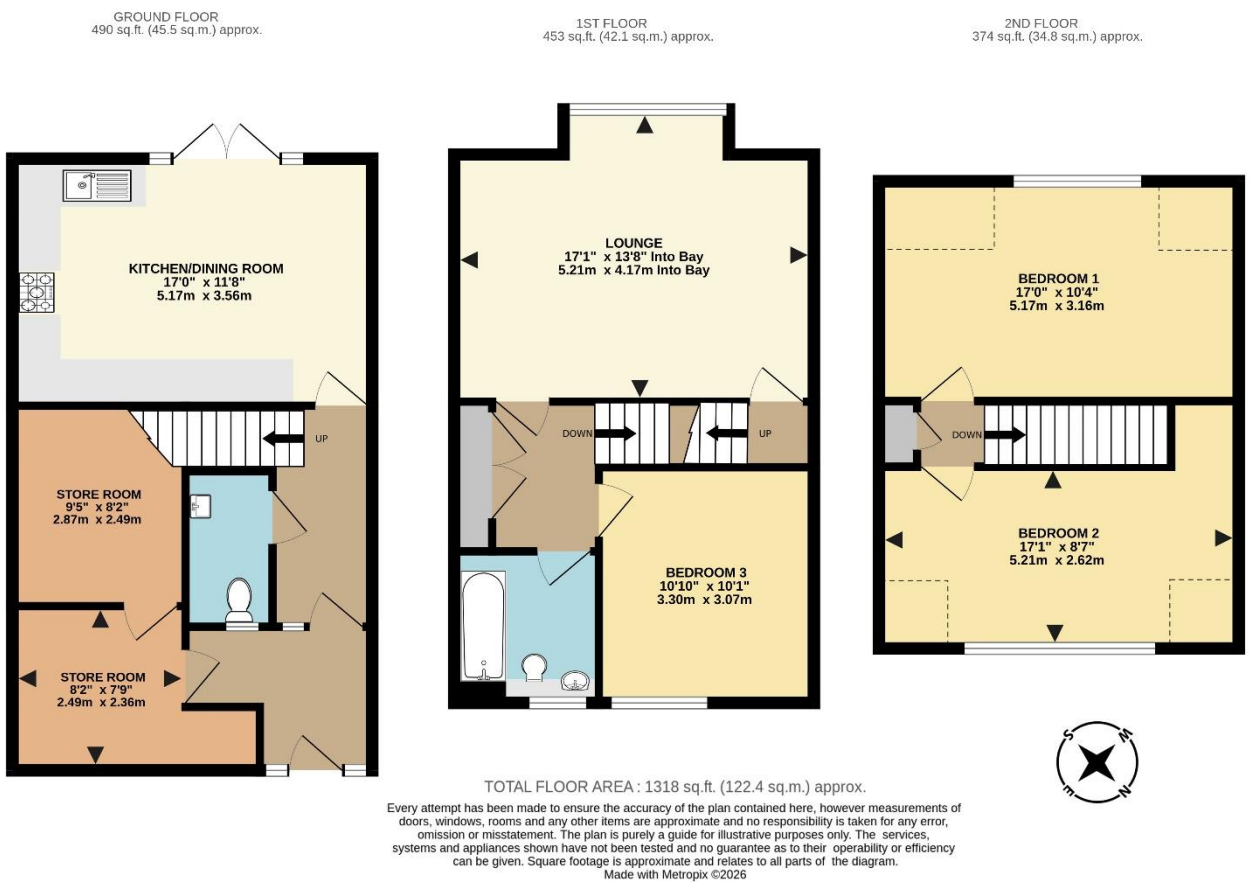












For further information or an appointment to view please contact our Earley branch on:
0118 926 4422 or earley@martinpole.co.uk

Everything about this property exudes space, from the large bedrooms and lounge on the first and second floors, down to the generous kitchen/ dining room overlooking the southwest facing garden.

The current owners lived in the property for 30 years before recently moving on and the property is now being sold with no onward chain.

This generous family home is a short walk from South Lake itself and extremely close to the pedestrian bridge to Earley Railway Station. It is in the catchment of both South Lake and Bulmershe schools, and not far from Woodley precinct with all its amenities.

Bus services in the area provide access into Reading town centre, where the main line railway station offers services to Paddington, on the Elizabeth Line, and through Earley Railway Station to Waterloo.

The M4 Motorway can be joined nearby at Junction 10 where London then lies about 40 miles away and Heathrow Airport about 28 miles away.

EER: D65 **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. Created 17-Aug-26; Modified 26-Oct-26

16 The Parade
Silverdale Road
Earley Reading
RG6 7NZ
T: 0118 926 4422
e@martinpole.co.uk

Associated Offices:
Wallis House
27 Broad Street
Wokingham RG40 1AU
T: 0118 978 0777
w@martinpole.co.uk

The Auction House
Milton Road
Wokingham
RG40 1DB
T: 0118 979 0460
a@martinpole.co.uk

Fine & Country
Wallis House
27 Broad Street
Wokingham RG40 1AU
T: 0118 989 4499
wokingham@fineandcountry.com

www.martinpole.co.uk







