

3 Avalon Road, Earley, Reading, RG6 7NS – Price £565,000

Aldryngton and Maiden Erlegh catchments, very close to the schools, Earley Railway Station and University, with no onward chain…

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4 bedrooms, modern bathroom & separate WC; downstairs WC and shower room, lounge/dining room, family room, refitted kitchen with appliances; gas radiator central heating served by modern boiler, double glazing, large garage, gardens; no onward chain and in need of some updating.



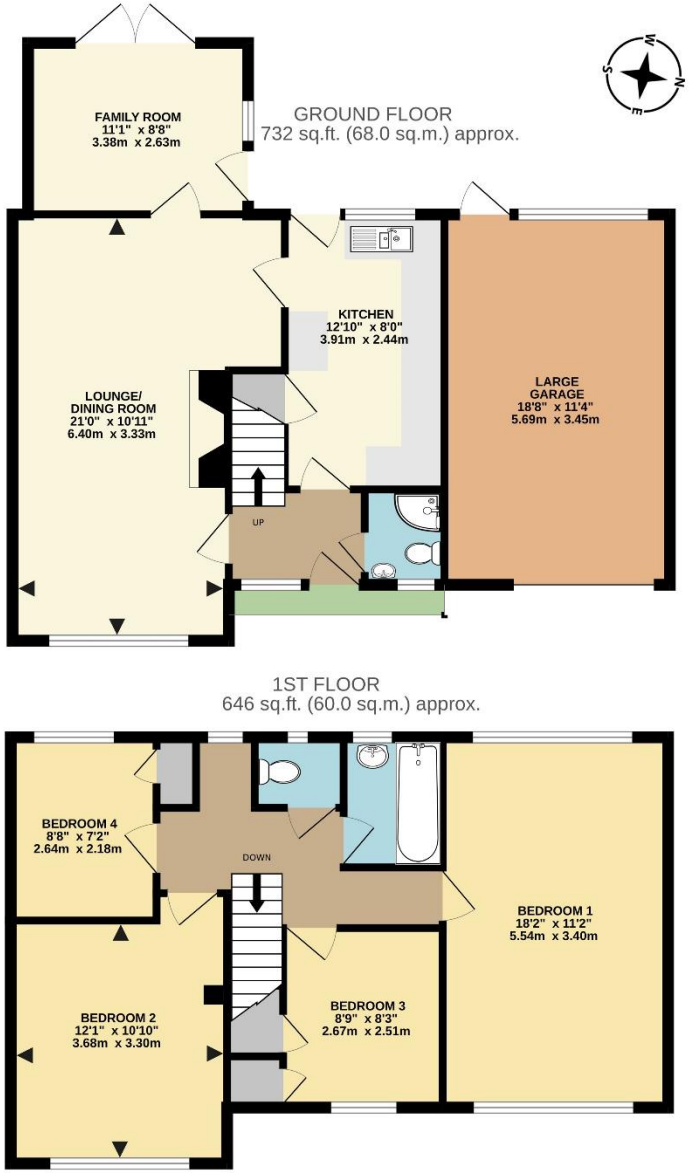












For further information or an appointment to view please contact our Earley branch on:

0118 926 4422 or earley@martinpole.co.uk

A Gough Cooper semi-detached family house, being sold for the first time since new. The property has been extended to provide an additional bedroom, reception room and large garage possibly suitable for conversion; plus the size of the first bedroom adjacent to the bathroom provides the possibility of a dressing room and en suite, all subject to any necessary consents. The property requires general updating throughout but does have double glazed windows, and a modern fitted kitchen, boiler and bathroom. It is being sold with no onward chain. The garden measures about 25 feet deep from the back of the extension and about 35 feet from the back of the original house. It is about 40 feet wide.

It is superbly positioned for access to the local schools, the railway station and Maiden Erlegh Nature Reserve. The University is also close at hand. Local bus services provide access into Reading town centre, where the main line railway station provides 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: D63 **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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