



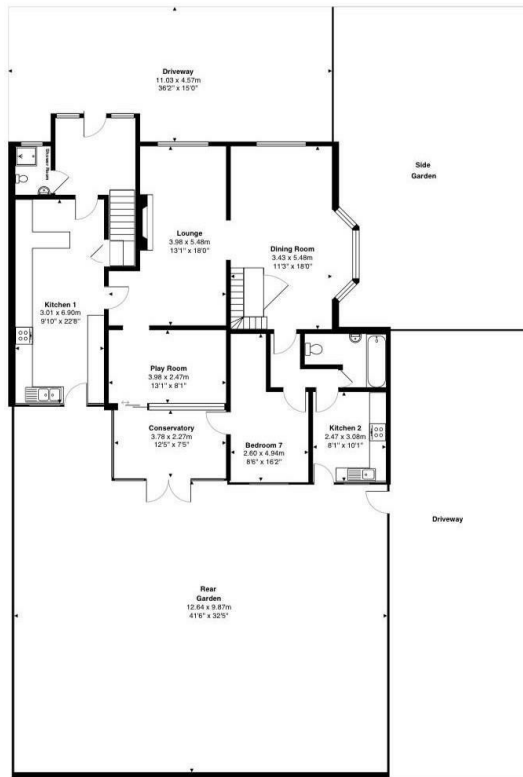
PERFECT PILLARS  
Supporting You



## 192 Silverdale Road, Earley, RG6 7NB

Guide price £780,000

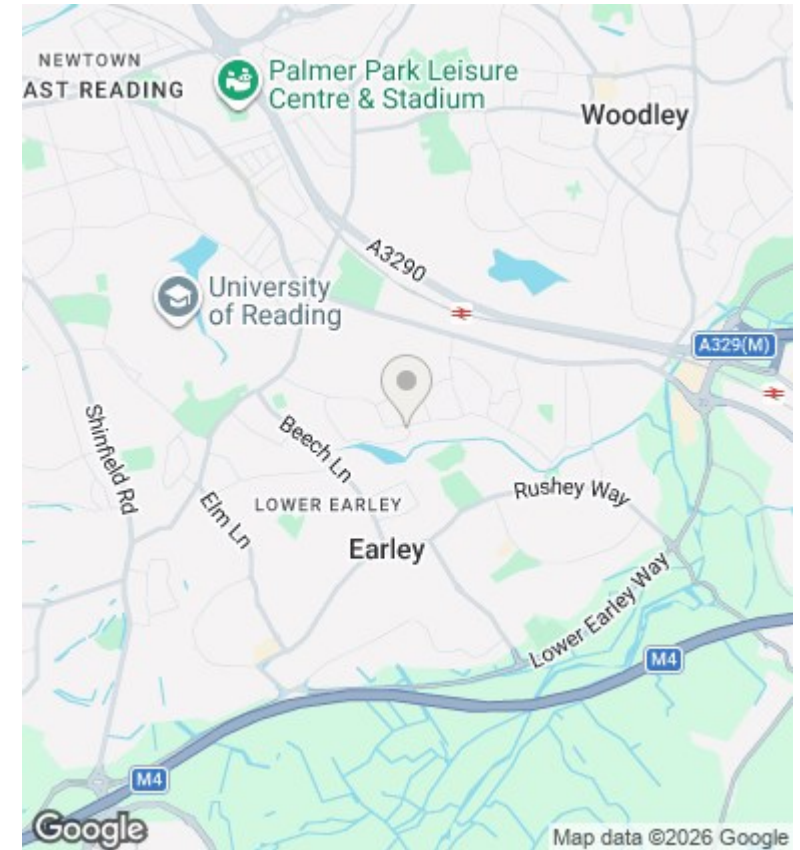
- Exceptional 7 bedroom family home with self-contained annex
- Outstanding Aldrynton and Maiden Erlegh school catchment
- Ideal for multi-generational living or income potential
- South facing garden
- Extensive driveway parking for up to 8 vehicles
- Solar panels with excellent EPC rating B
- New roof installed
- No onward chain
- Walking distance to Earley train station
- Close to the beautiful Maiden Erlegh Lake



Total Area: GF + 1st FL : 208.9SqM / 2248SqF

Total Area 329.4SqM / 3546SqF (Excluding garden)

All measurements are approximate and for display purposes only.



## Directions

## Viewings

Viewings by arrangement only. Call 01183 048821 to make an appointment.

## Council Tax Band

E

## EPC Rating:

B

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	