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Residential & Commercial Estate Agents  
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**3 Heather Hill Close, Earley, Reading, RG6 7EF - Price £450,000**

**A smart, superbly positioned end of terrace home with 2 parking spaces...**





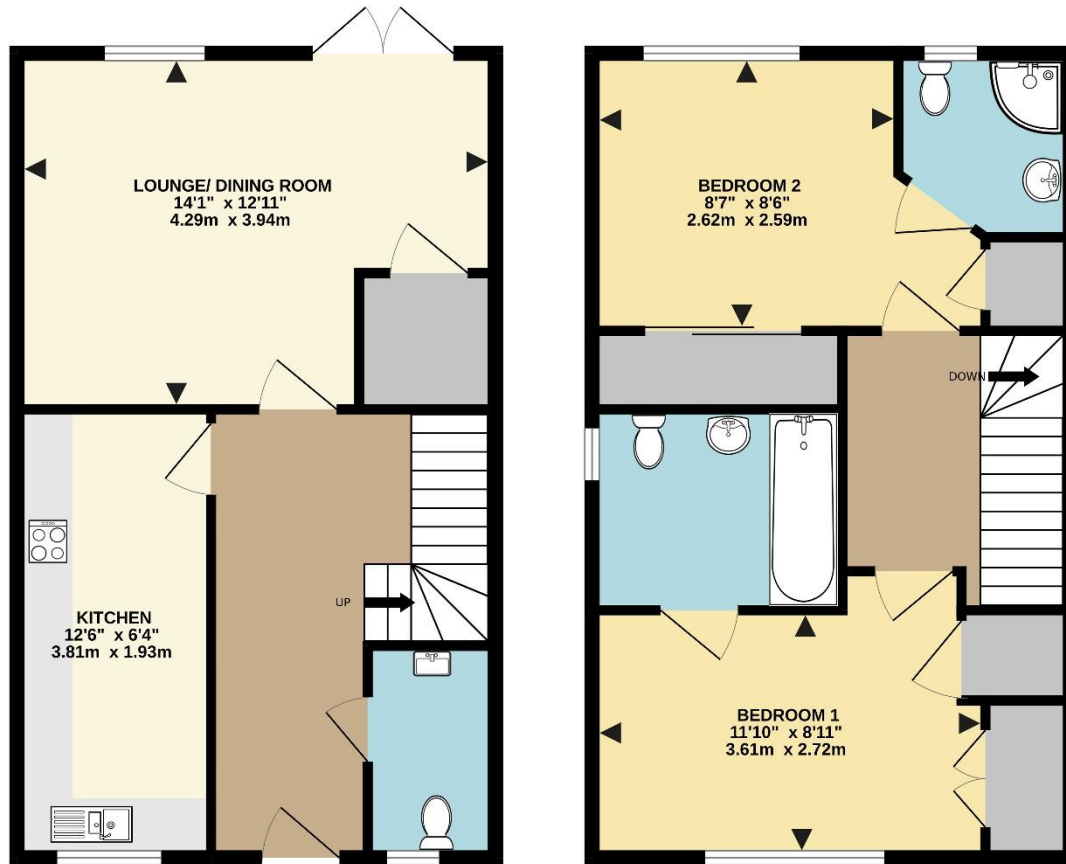
**2 bedrooms, both with ensuite; downstairs cloakroom, kitchen/ breakfast room, lounge/ dining room, secluded gardens, gas radiator central heating, double glazing, double driveway.**



GROUND FLOOR



1ST FLOOR



Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.  
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Constructed by Bewley Homes, this end of terrace house has been improved and updated recently by the current owner, including replacement of the kitchen appliances, flooring, shower and carpets over the last 2-3 years; fully boarding the loft space and installing a ladder, installing a water softener and extending the driveway to provide additional parking.

The location is superb, being just a short distance from Earley Railway Station, as well as Junction 10 of the M4 motorway, where London then lies about 40 miles away and Heathrow Airport only about 28 miles away

The property is within the popular Loddon Primary and shared Maiden Erlegh Secondary schools catchment. It is also within the designated areas of Kendrick Girls and Reading Boys schools. In addition, the highly regarded independent Leighton Park and Crosfields schools are within easy reach.

There are local shops nearby with more extensive facilities in Woodley or Lower Earley, and bus services locally provide access into Reading town centre.

There may be some scope for enlargement, subject to any necessary consents.

**EER:** C76 **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 & 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; on tenants before they enter into a tenancy agreement; and on clients when accepting instructions to sell or let their property. We do this using a company called Hipla and is charged at £12 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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