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Martin & Pole

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6 Lakeside, Earley, Reading, RG6 7PQ – Price £640,000

The largest and most popular of the Gough Cooper designs with an approximate 110 ft garden backing onto a Nature Reserve, just a few hundred yards from Aldryngton and Maiden Erlegh schools…

© Martin & Pole

3 first-floor bedrooms, playroom and family bathroom; 2 reception rooms, kitchen, utility room, downstairs cloakroom and office/ occasional Bedroom 4; garage, driveway parking for several cars, gas radiator central heating, double glazing.



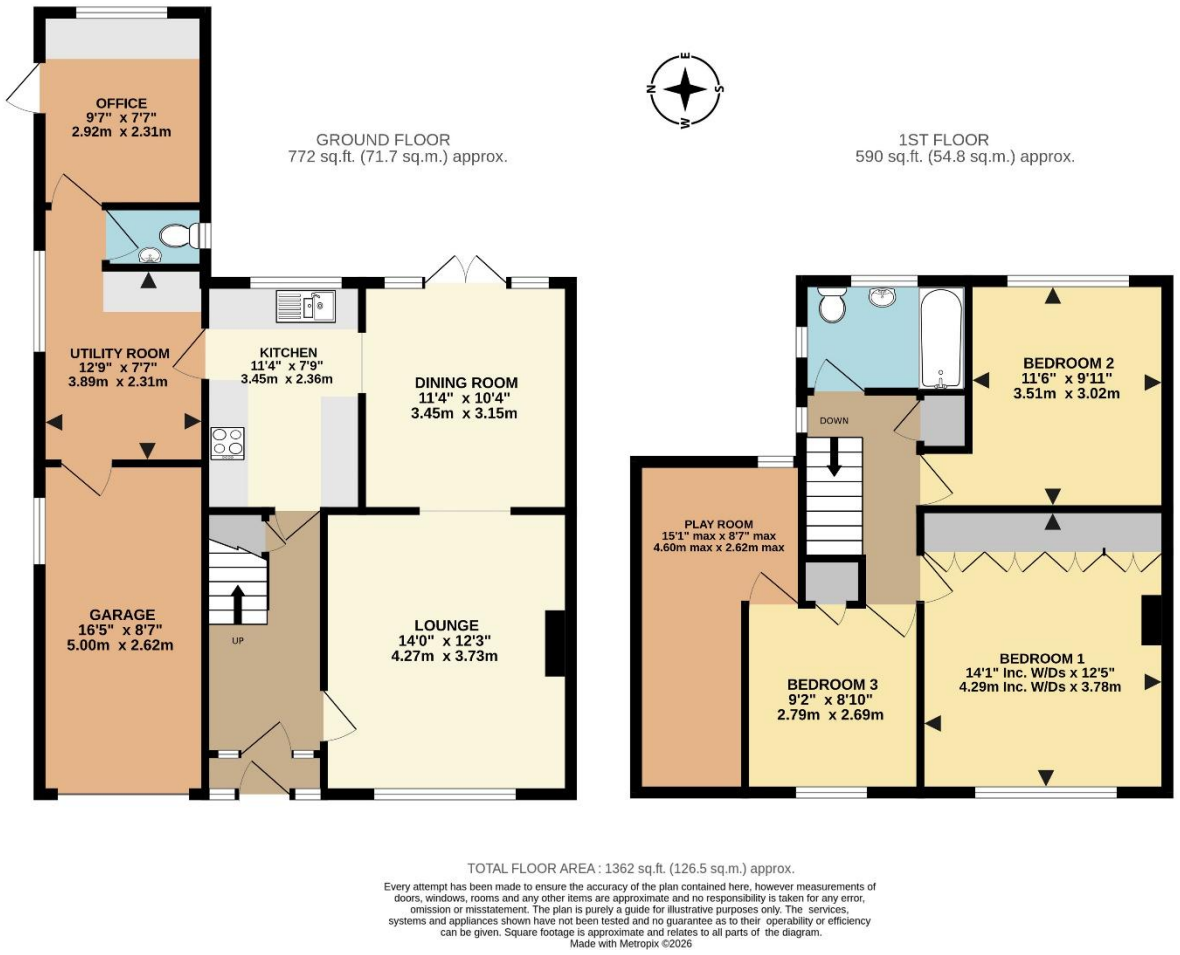












For further information or an appointment to view please contact our Earley branch on:

0118 926 4422 or earley@martinpole.co.uk

An excellent example of a Gough Cooper T1, known colloquially as the 'Cottage Style', set in a prime position approximately equidistant between Aldryngton and Maiden Erlegh schools, and Maiden Erlegh Nature Reserve.

Already improved and extended on the ground floor to provide a useful utility room and an office, which could be used as a fourth bedroom, these properties offer considerable potential for further enlargement, both on the first floor and into the loft, subject to any necessary consents.

There are local shops at The Parade, with the University just a short distance further, and bus routes on Silverdale Road provide access into Reading town centre, where the main line railway station offers 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: C69 **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, 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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