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**Martin & Pole**

inc. Watts & Son est. 1846

Residential & Commercial Estate Agents  
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Chartered Surveyors & Estate Agents



**274 Silverdale Road, Earley, Reading, RG6 7NU - Price £575,000**

To be sold for the first time since 1965! A 3-storey, 5-bedroom, semi-detached family home opposite Aldryngton and Maiden Erleigh schools. Now in need of some updating...

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5 bedrooms, family bathroom, downstairs cloakroom, lounge, kitchen opening onto a dining room, driveway parking, garage/ workshop, sheds, gas radiator central heating, mostly doubled glazed.



A Gough Cooper semi-detached family home, constructed around 1960 and extended to the rear and by way of a loft conversion during the 1970s. The property is understood to have been in the same family since new and does now require general modernisation and updating throughout. It has therefore been priced accordingly.

The position is superb, being immediately opposite the local parade of shops and the entrances to Maiden Erlegh and Aldrynton schools. It is also close to the University, and bus services on the road provide access into Reading town centre where the mainline railway station provides services to Paddington, on the Elizabeth line, and also services to Waterloo which run through the nearby Earley railway station.

The M4 motorway can be joined either at Junction 11, where there is also the A33 south towards Basingstoke, or at Junction 10 where London then lies about 40 miles away and Heathrow Airport about 28 miles away.

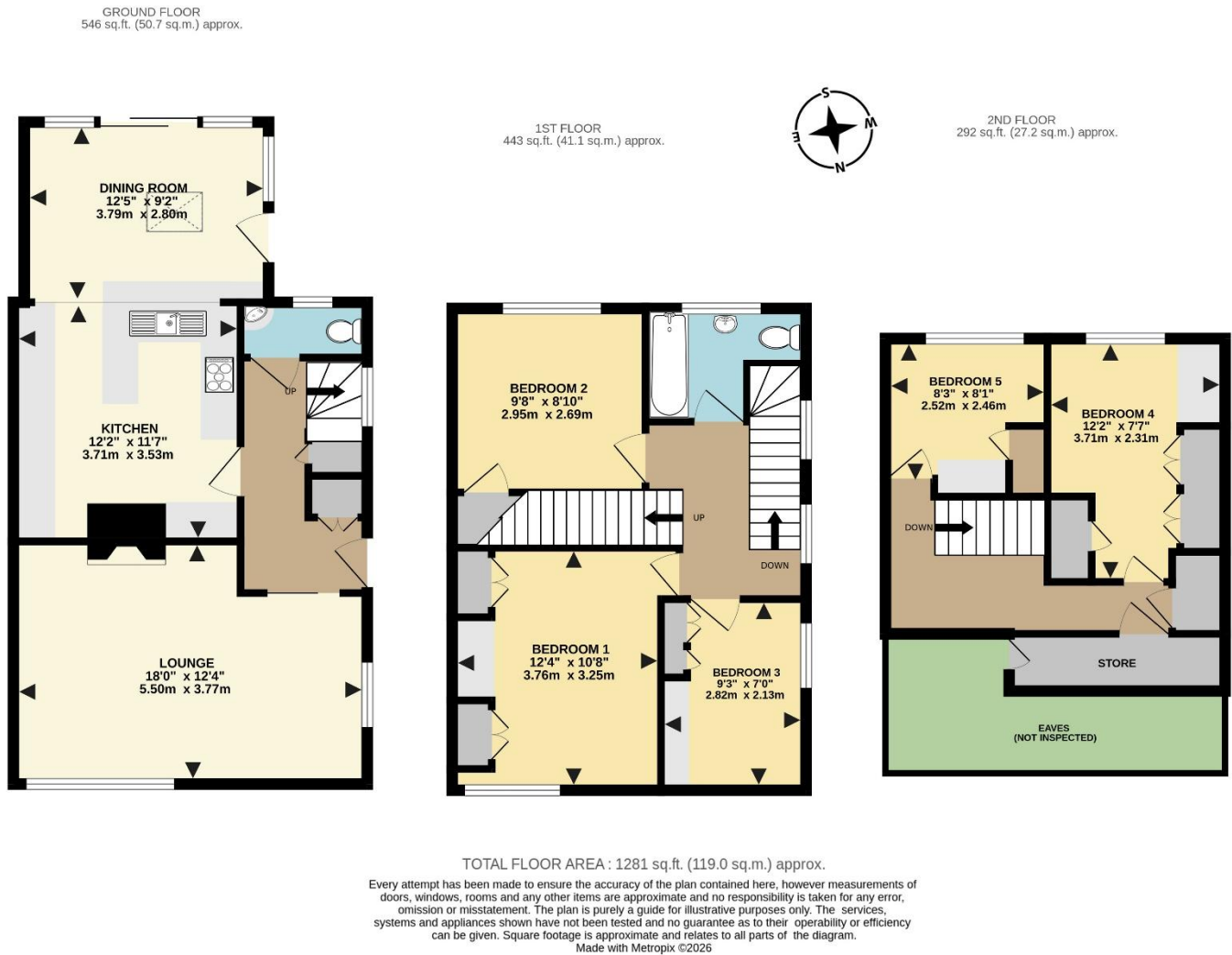
**EER:** E43 **Council Tax:** D **Tenure:** Freehold

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:**

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