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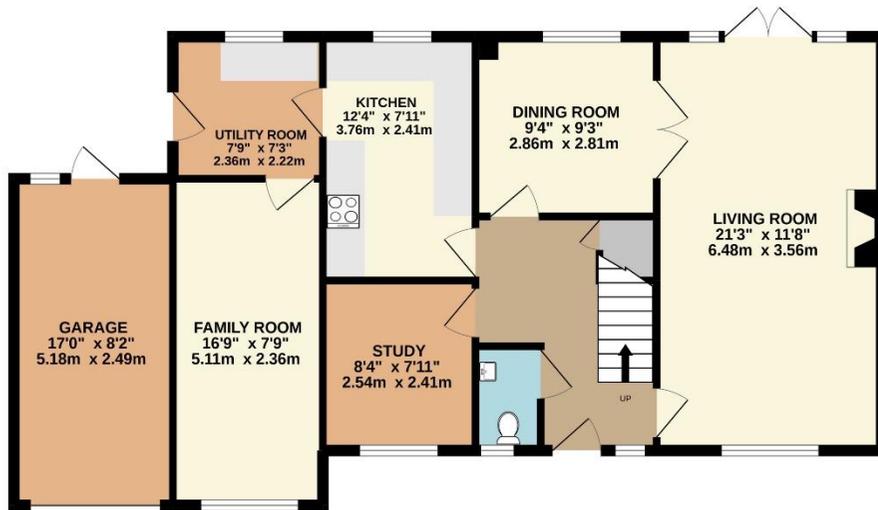
71 Durand Road, Earley, Reading, RG6 5YU – Price £685,000
A Bovis detached family home in a sought-after location...



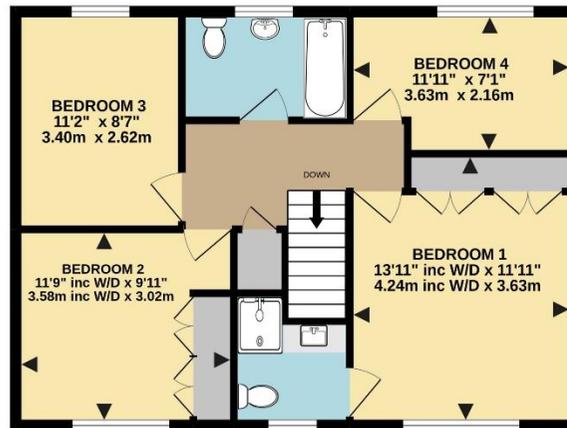
4 generous bedrooms, ensuite shower room, refitted family bathroom, dual aspect living room, dining room, study, kitchen, utility room, family room, garage plus additional parking for 2 cars



GROUND FLOOR
930 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1543 sq.ft. (143.3 sq.m.) approx.
This plan is a guide for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate.
Made with Metropix ©2022

A detached family home constructed by Bovis in the 1980s and set among houses of similar calibre. It has been occupied by the current sellers for just over 25 years. During that time, they have converted part of the garage to provide an additional reception room, but there may be an opportunity for further remodelling or extension, subject to any necessary consents. Some recent improvements have been carried out but there are other elements of the property which a buyer may now wish to update.

This has always been a popular location, in the catchment of Radstock Primary School and the traditional Maiden Erlegh catchment, now the shared designated area between Maiden Erlegh, Bulmershe and Forest.

It is close to the Asda and Marks & Spencer complexes and not too far away from the University campus. There are bus services in the area providing access into Reading town centre, where there is a wide range of leisure and retail facilities, as well as a main line railway station with services running to Paddington and to Waterloo which go through Earley Railway Station.

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

Initially you are asked to have a virtual viewing. A video tour and a virtual tour are available online, or links can be emailed upon request. If you are then interested, you will be asked to confirm your financial circumstances and dependence on sale (if any) and then will be invited to a physical viewing.

EER: D57 Council Tax: F Tenure: Freehold
Broadband Availability (according to Ofcom): Ultrafast

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 will pay us a referral fee equivalent to 30% of any fee they earn. We do not receive a referral fee from the solicitor but have traditionally received a gift at Christmas. 9/9/2021 5:36 PM

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