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17 Repton Road, Earley, Reading, RG6 7LJ – Price £565,000

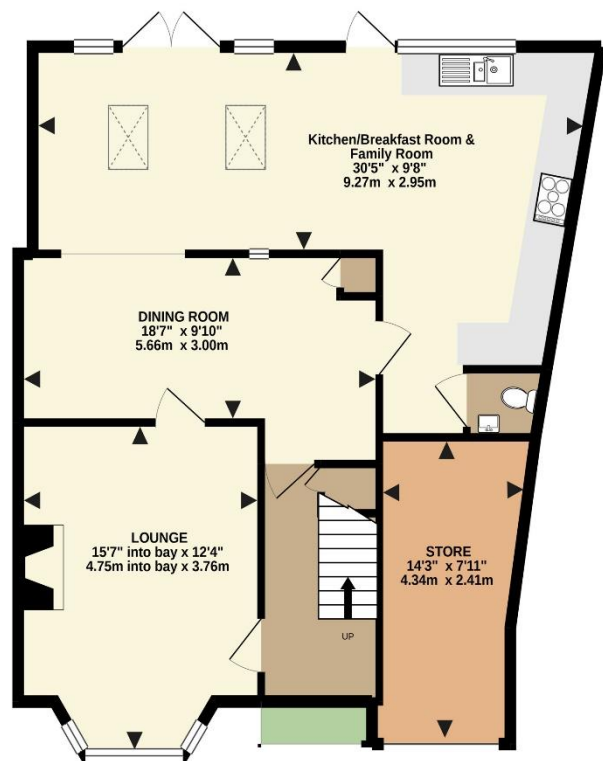
In the Loddon Primary and traditional Maiden Erlegh catchment, close to the station...



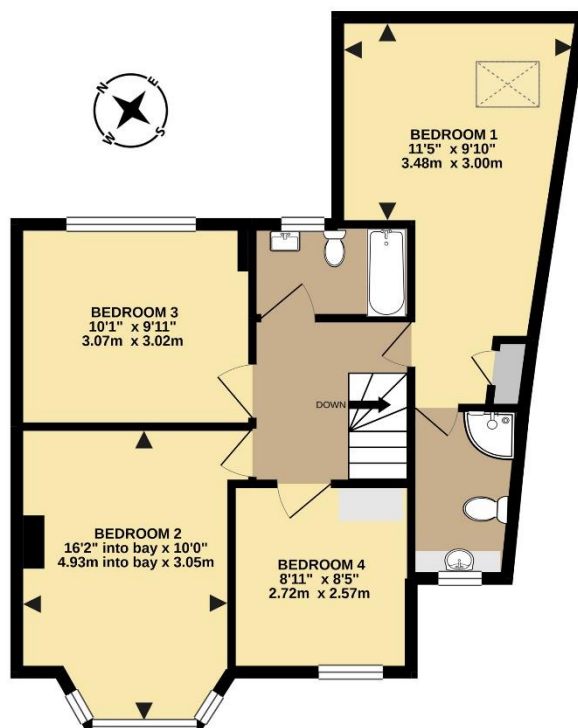
4 bedrooms, ensuite shower room, family bathroom, lounge with wood burner, dining room, large open plan kitchen/ breakfast and family room, downstairs cloakroom, workshop/ storeroom/ small garage, driveway parking, approx. 60ft gardens, double glazing, gas radiator central heating



GROUND FLOOR



1ST FLOOR



This plan is a guide for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate.
Made with Metropix ©2021

A well-presented, extended Gough Cooper semi-detached family home with a fantastic open plan kitchen/ breakfast and family room across the back, as well as an impressive ensuite bedroom with vaulted ceiling on the first floor.

Many of the houses on this estate have had loft conversions, so it may be that similar potential exists for this property, subject to any necessary consents.

The property is not too far from the University campus or the Maiden Erlegh Nature Reserve and there are local shops available at The Parade on Silverdale Road, with more extensive facilities at the Asda and Marks & Spencer complexes in Lower Earley.

Bus services in the area provide access into Reading town centre, where there is a main line railway station with fast services to Paddington and services to Waterloo, which run through the nearby the 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.

EER: C72 Floor Area: Approx. 1427 sq ft (132.6 sq m) Council Tax: D
Broadband Availability (according to Ofcom): Ultrafast
Tenure: Freehold

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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