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22 Sutcliffe Avenue, Earley, Reading, RG6 7JW – Price £580,000

In the ever-popular Loddon Primary School and traditional Maiden Erlegh catchments...



2 first floor bedrooms and first floor bathroom; ground floor bedroom or additional reception room, additional ground floor bathroom; large lounge/ dining room, refitted kitchen/ breakfast room, utility room, lots of parking, garage, planning consent to extend (212611), westerly aspect garden



A detached chalet-style house with a front garden given over to parking and with conditional planning consent for a further extension to provide annexe-type accommodation (212611 - documents available upon request or from WBC planning website).

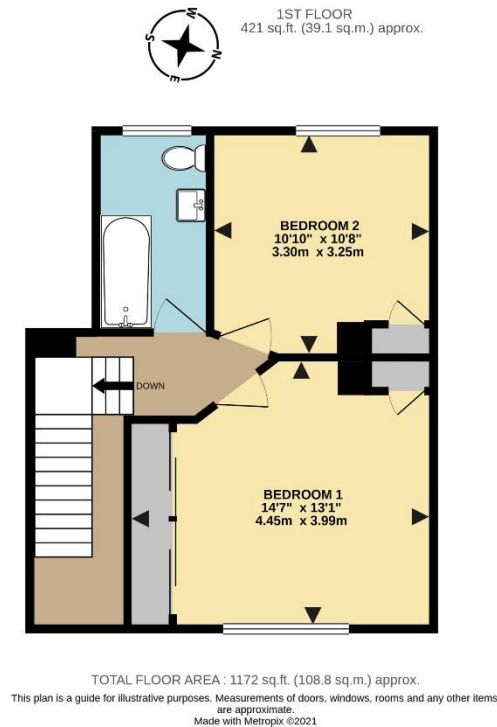
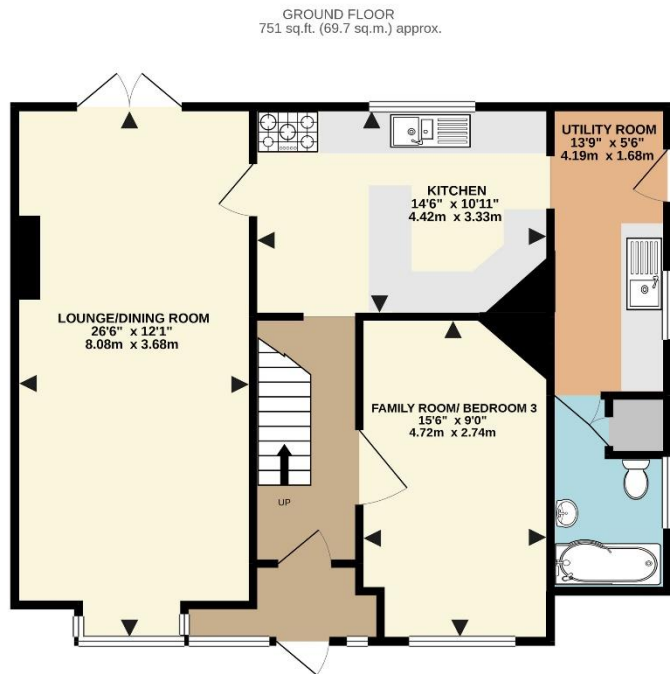
This is a popular and convenient location not far from good shopping facilities, both locally and at Lower Earley and Woodley.

There are bus services in the area providing access into Reading town centre, where there is a main line railway station with fast services to Paddington, as well as services to the nearby 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: D55 Council Tax: E 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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