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Residential & Commercial Estate Agents  
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Chartered Surveyors & Estate Agents



403a Wokingham Road, Earley, Reading, RG6 7LP – Price £450,000

A beautifully maintained and impeccably presented semi-detached family home, close to the Station.

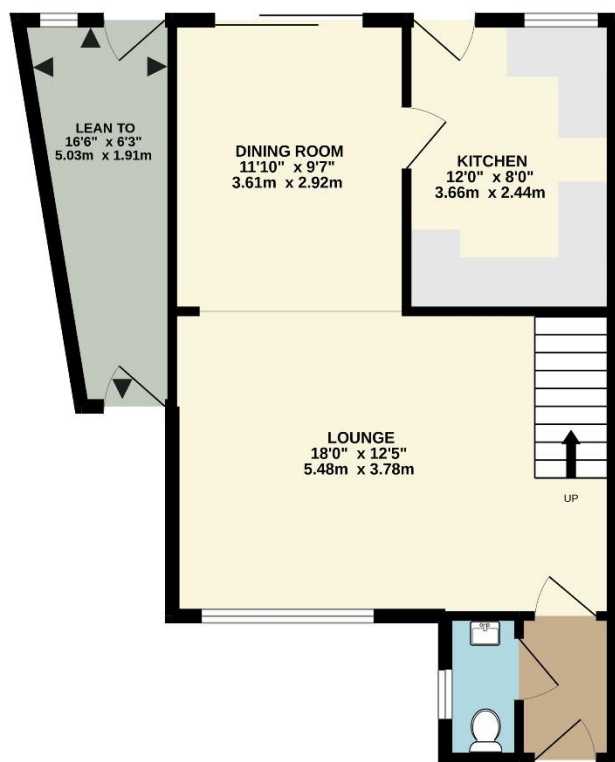




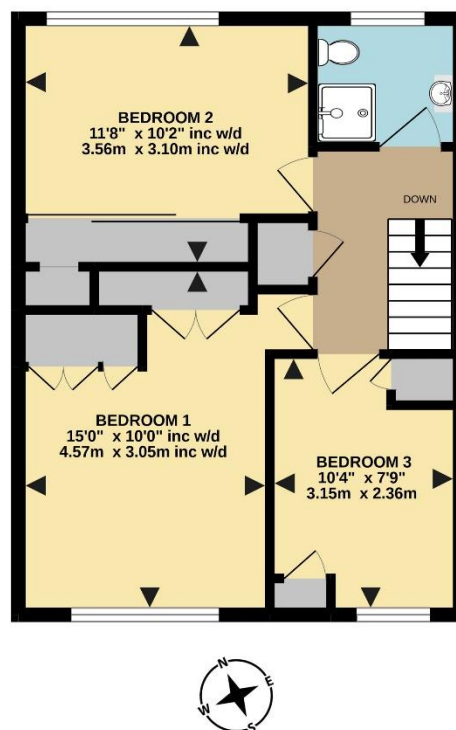
3 bedrooms, shower room, lounge opening through to dining room, kitchen, cloakroom, useful lean-to storage room, gas radiator central heating, double glazing, well-tended low maintenance front and rear gardens, the property is accessed from the rear via path off Pond Head Lane where there is a garage and off road parking.



GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.1 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 much-loved family home in a popular and convenient location, close to local shops and within the shared Maiden Erlegh Secondary School and Loddon Primary School catchment.

The property is enclosed from the main Wokingham Road by a brick wall with manicured hedge, with a hard landscaped front garden and low maintenance 'Astroturf' rear gardens, where there is a then a garage and parking space at the back.

The property is only about a mile from Reading University's Earley Gate and there are local bus services providing access into Reading, where there is a main line railway station with fast services to Paddington and services to Waterloo, running through 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.

There is an informal video tour and 360-degree virtual tour available online. Please note that the property is accessed via a path from Pond Head Lane. The garage and parking space is at the rear.

EER: D66 Council Tax: D 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:**

**0118 926 4422 or [earley@martinpole.co.uk](mailto:earley@martinpole.co.uk)**



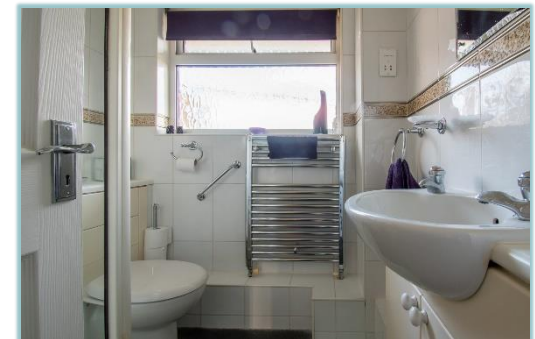
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