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1 Green Road, Reading, RG6 7BS – Price £600,000

A delightful Edwardian detached house being sold with no onward chain...



With accommodation arranged over three floors, immediately close by to the University, local shops and very regular bus services.



The accommodation is currently arranged as 5 bedrooms with family bathroom and separate family shower room, 3 reception rooms, kitchen, downstairs utility room/cloak room, driveway parking, gardens.

This is the only detached house in Green Road. At one point in its history, it was separated into two flats, and it could be that similar potential still exists. There are many original features including fire surrounds, picture rails and sash windows to several rooms.

The property lies to the east of Reading town centre where there is a wide range of retail and leisure facilities as well as a mainline railway station with fast services to Paddington and also services to Waterloo which run through the nearby Earley railway station. The new Crossrail link is scheduled to open at Reading in the future.

The M4 motorway can be joined to the west at junction 10 where London then lies about 40 miles away and Heathrow Airport about 28 miles away.

If you are 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.

N.B. Photos from May 2018 and from March 2019. The property has been let in the interim period to multiple occupants. It does now therefore show the wear and tear associated with such a tenancy.

EER: E51 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



Total area: approx. 147.9 sq. metres (1591.9 sq. feet)

Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.
Plan produced using PlanUp.

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

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