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inc. Watts & Son est. 1846

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40 Reeds Avenue, Earley, Reading, RG6 5SR - Price £495,000

Close to the University and in the shared Maiden Erlegh catchment



3 bedrooms, bathroom, lounge/ dining room, kitchen, gas radiator central heating with recently replaced boiler, double glazing, cavity wall insulation, driveway parking, approx. 80ft southwest facing rear garden.



A really nice semi-detached family home being sold for the first time in about 25 years, close to the University and within the shared Maiden Erlegh school catchment.

Many of the properties in this area have been extended so it maybe that similar potential exists for this property, subject to any consents.

There are regular bus services in the area travelling past the University and Royal Berkshire Hospital into the town centre where there is a mainline Railway Station with fast services to Paddington. Reading also offers services to Waterloo which travel through the nearby Earley Railway Station.

There are good shopping facilities available at the Asda and Marks & Spencer complexes.

The M4 motorway can be joined either at Junction 11, close to 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 about 28 miles away.



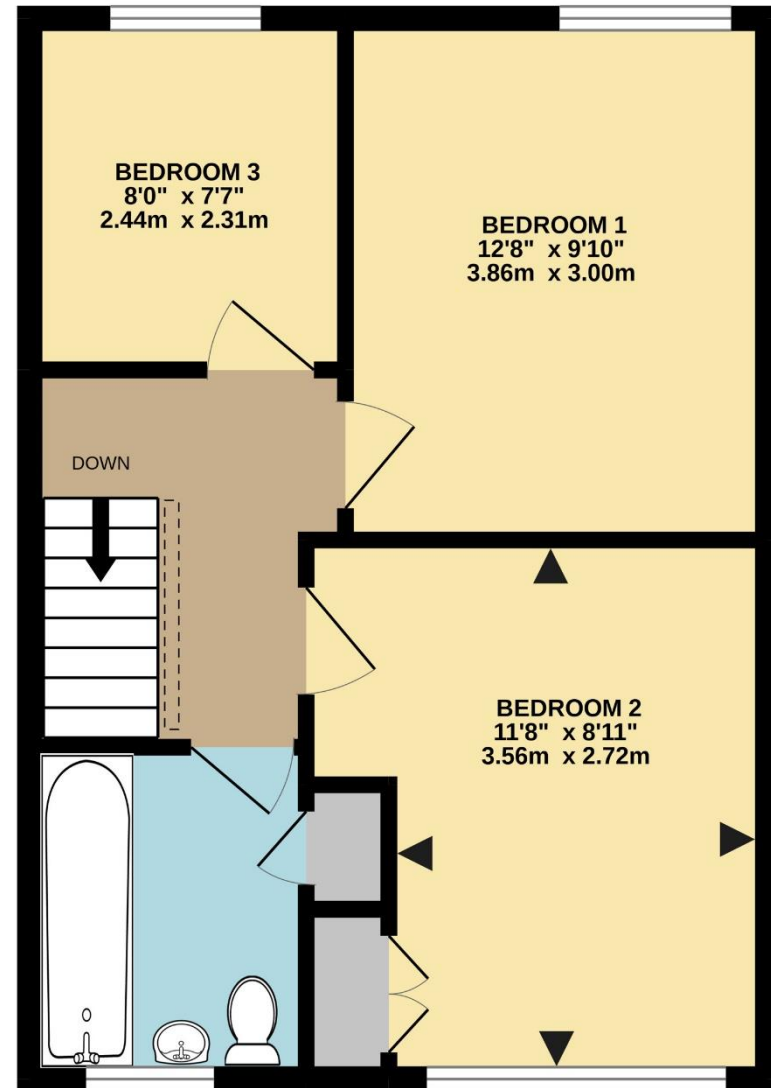
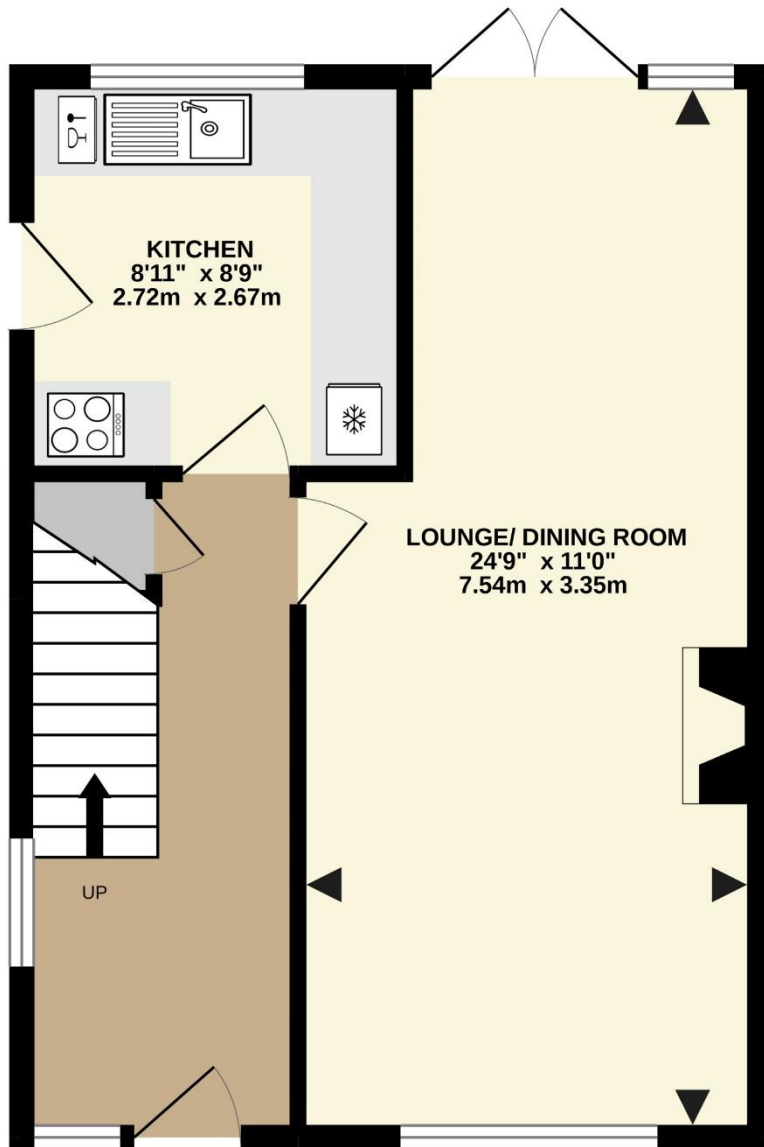
For further information or an appointment to view please contact our Earley branch on 0118 926 4422 or earley@martinpole.co.uk

EER: D68 Council Tax: D Tenure: Freehold
Broadband Availability (according to Ofcom):
Ultrafast

GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 sq.m.) approx.

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

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16 The Parade Silverdale Road
Earley Berkshire RG6 7NZ
T: 0118 926 4422 F: 0118 926 3334
e@martinpole.co.uk

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Established 1846

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ESTATE AGENTS



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