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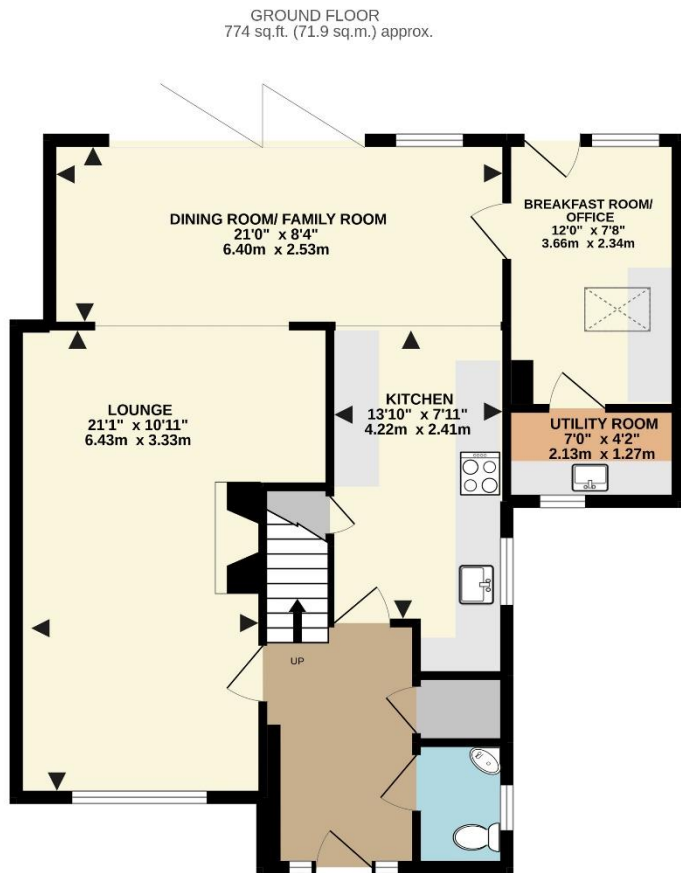


75 Avalon Road, Earley, Reading, RG6 7NR – Price £625,000
Within Aldrynton catchment; close the schools, station and lake...

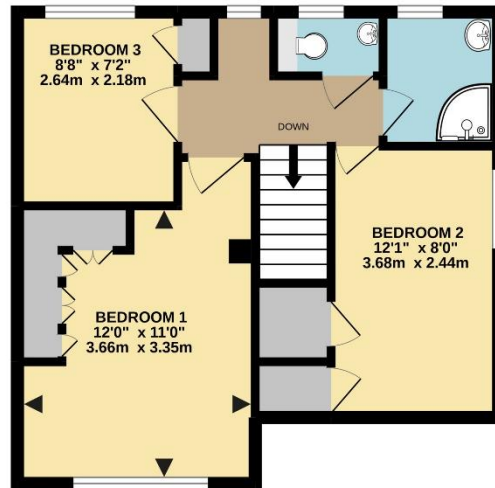


3 bedrooms, shower room, separate first-floor WC, downstairs cloakroom, large hallway, lounge opening onto dining/ family room, kitchen, breakfast room/ office, utility room, driveway parking, gardens, gas radiator central heating, double glazing.





1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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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It genuinely is a pleasure to be able to offer for sale such an impeccably presented and well-maintained property. A much-loved family home, now being sold for the first time in over 40 years, set in an extremely popular location.

Originally built approximately 60 years ago, the property was thoughtfully extended more recently to provide both a bigger hallway with downstairs cloakroom; and spacious additional ground-floor accommodation at the back and side. Many of the properties in this area have been extended both on the first floor and into the loft, so it may be that similar potential exists for this property, subject to any necessary consents.

Superbly positioned, only about 350 yards from Aldryngton and Maiden Erlegh schools, just over 500 yards from Earley Station, and under a thousand yards from Reading University's Earley Gate.

There are local shops on Silverdale Road, with more extensive facilities at the Asda and Marks & Spencer complexes in Lower Earley; or at Woodley precinct. Local bus services provide access into Reading town centre, where there is a main line railway station with train services to most parts of the country.

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: C70 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:

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