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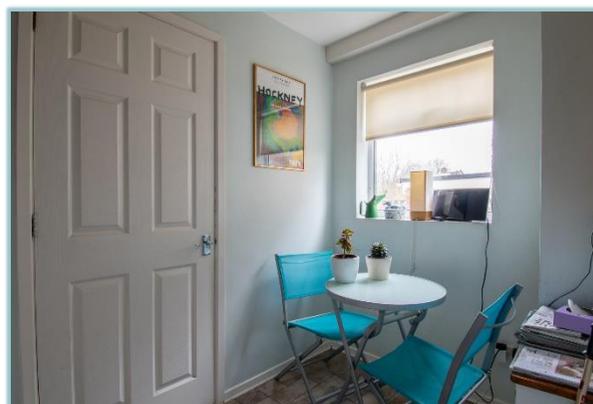


9 Andrews Road, Earley, Reading, RG6 7PJ – Price £595,000

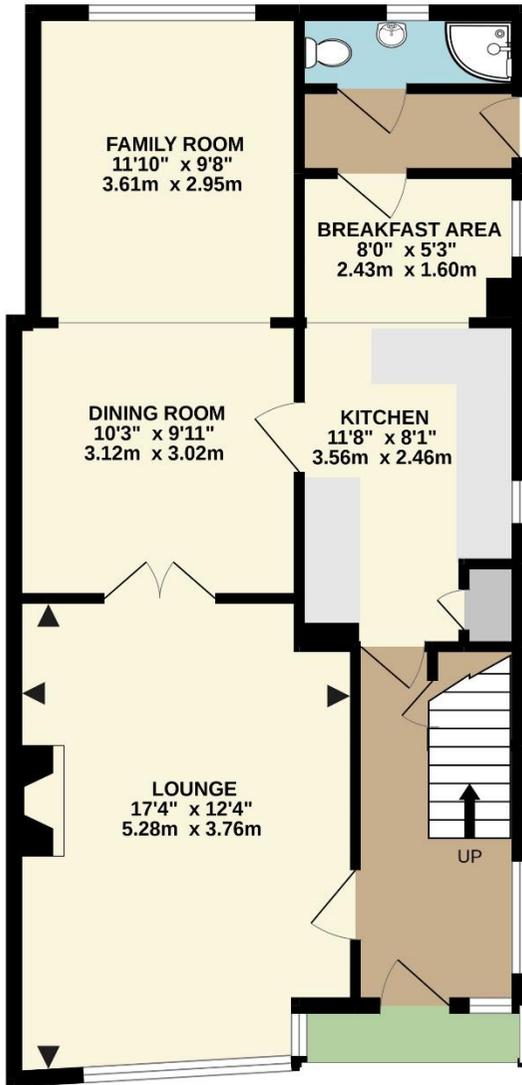
To be sold for the first time since new! A really nice family home in the Aldrynton catchment...



3 bedrooms, bathroom, separate WC, downstairs shower room with WC, lounge, dining room opening onto family room, kitchen opening onto breakfast area, driveway parking, garage, gardens.

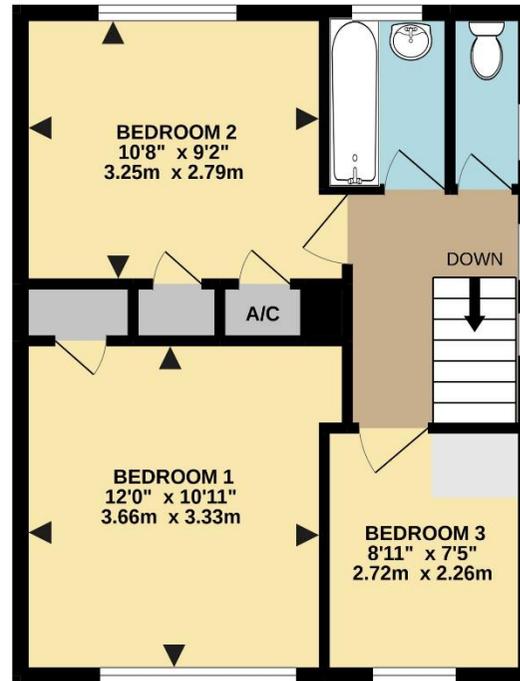


GROUND FLOOR



This plan is a guide for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate. Made with Metropix ©2022

1ST FLOOR



The property was constructed in approximately 1962 by Gough Cooper to their 'K19' design and purchased from brand new by the existing owner, who has enlarged and improved it over the years with a ground floor extension, including a family room, breakfast area and downstairs shower room.

The property is impeccably presented throughout but the buyer may now want to carry out some further modernisations to suit and it might be that the property could be enlarged further, subject to any necessary consents.

The location is superb, being just a couple of hundred yards from Maiden Erlegh Nature Reserve in one direction and a few hundred yards from Aldrynton and Maiden Erlegh schools in the other.

The University Campus is nearby, as are local shops on Silverdale Road, and regular bus services in the area provide access into Reading town centre where there is a main line railway station with fast services to Paddington and also 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.

EER: D62 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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