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459 Wokingham Road, Earley, Reading, RG6 7EL - Price £715,000

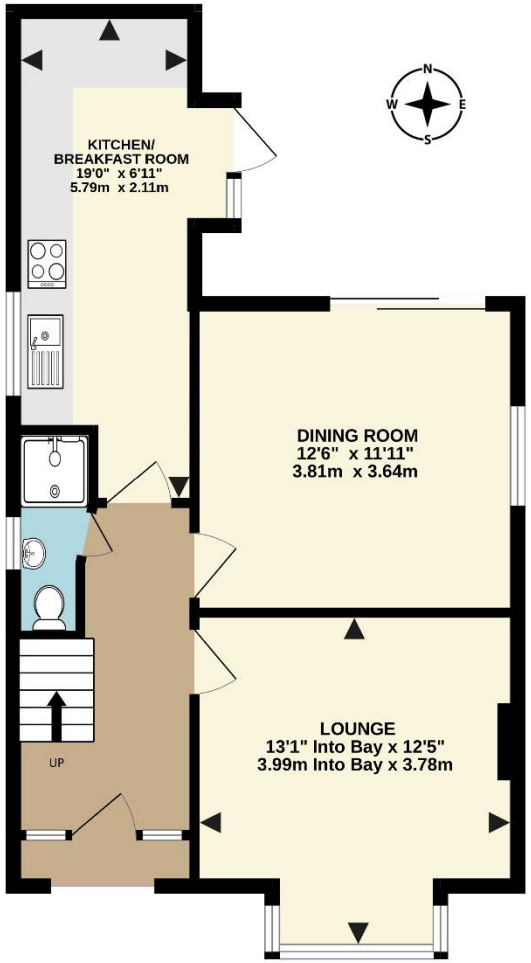
Renovated and refurbished character detached home with large gardens…

RICS Regulated by RICS

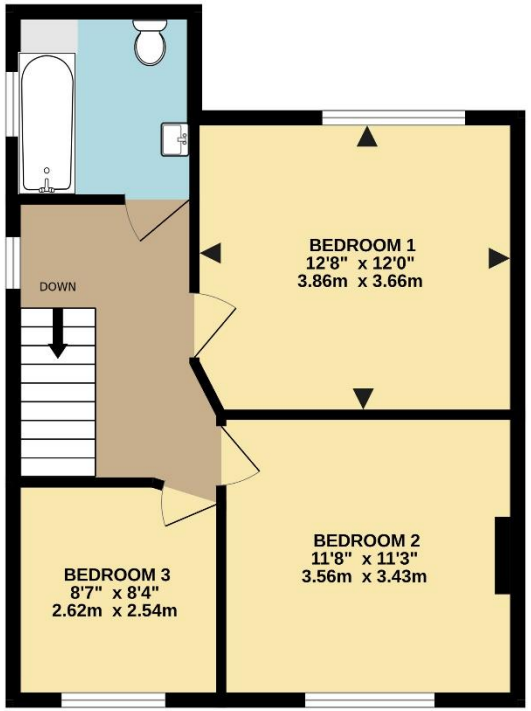
The Property Ombudsman

3 double bedrooms, bathroom, 2 reception rooms, lounge, downstairs cloak/ shower room, kitchen/ breakfast room, driveway parking for several cars, detached garage, gas radiator central heating, double glazing.

GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.6 sq.m.) approx.

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.
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An older style detached family home in an elevated position set back from the A329 Wokingham Road, enjoying a large plot and having been refurbished recently by the current owners.

The property is well located for access to Earley Railway Station and the M4 motorway network, with good shopping facilities available at Woodley or Lower Earley. Bus services in the area provide access to both Reading and Wokingham.

EER: C69 **Council Tax:** F **Tenure:** Freehold

The Ofcom website provides information about broadband availability and mobile networks.

Services: All mains services are believed to be connected.

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 may pay us a referral fee. The value of this fee can vary. We do not receive a referral fee from the solicitor.

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

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