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2 Avalon Road, Earley, Reading, RG6 7NS - Price £550,000

An extended semi-detached family home in the Aldrynton and Maiden Erlegh catchments...

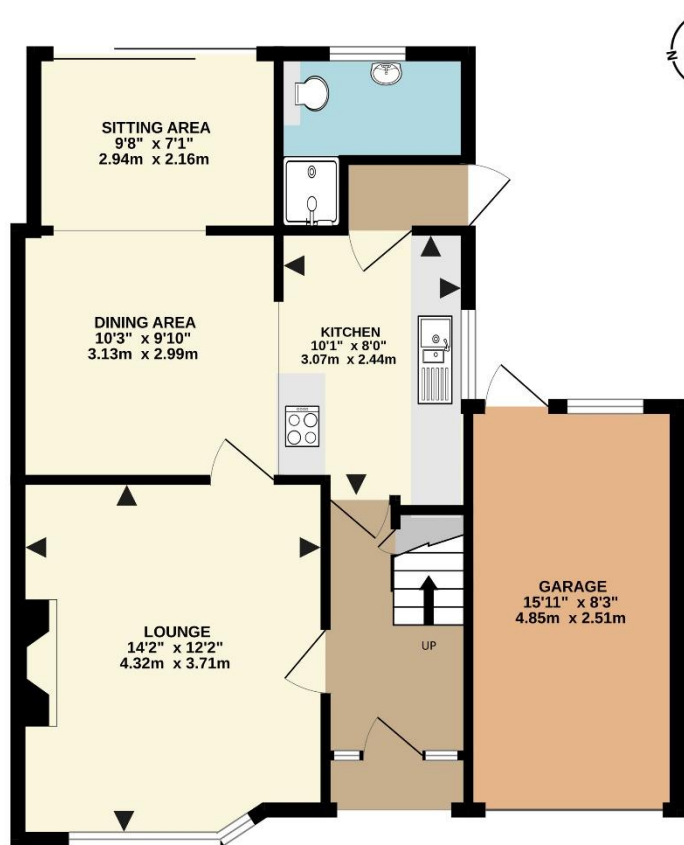




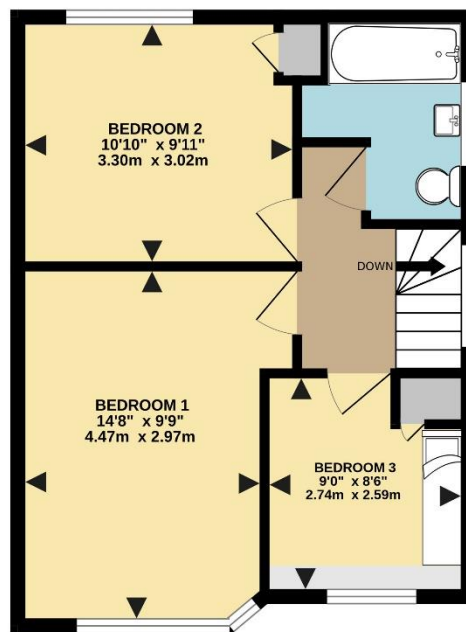
**3 good-sized bedrooms, family bathroom, lounge, dining area opening into sitting area, open-plan kitchen, downstairs cloak & shower room, garden outbuilding, garage, driveway parking, gardens, gas radiator central heating, double glazing, no onward chain.**



GROUND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (100.0 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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A two-storey semi-detached house, constructed by Gough Cooper around 70 years ago and extended at a later date. The current accommodation has the significant benefit of a downstairs cloak & shower room, and it may be that there is potential for further enlargement if required – many of the houses on the estate have had loft conversions as an example. This is subject to all necessary consents.

The property is set in a popular location being close Maiden Erlegh and Aldryngton schools, as well as Maiden Erlegh Lake and the University. There are local shops available at The Parade on Silverdale Road, with more extensive facilities at Lower Earley or Woodley. Bus services locally provide access into Reading town centre, where the main line railway station offers fast services to Paddington, services on the Elizabeth line, and also services to Waterloo which run through the nearby Earley Railway Station.

The M4 motorway can be accessed either at Junction 11, where there is also the A33 south to Basingstoke, as well as Green Park and its new railway station; or at Junction 10 where London then lies approximately 40 miles away and Heathrow Airport approximately 28 miles away.

**EER:** D67 **Council Tax:** D **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:**

**0118 926 4422 or [earley@martinpole.co.uk](mailto:earley@martinpole.co.uk)**



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