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9 Compton Close, Earley, Reading, RG6 7EA - Price £525,000

To be sold for the first time since 1969, in a highly convenient setting, with large gardens, no onward chain and now ready for modernisation and extension (stp)



3 bedrooms, large bathroom, extended lounge, extended dining room, office/ study, kitchen opening onto utility area, detached garage and workshop, driveway, south facing rear gardens extending to about 105 ft, mostly double glazed, gas radiator central heating.



A semi-detached family home built in the late 1950s and then extended in the late 1970s. The property has had some more recent modernisations, for example, double glazing to most of the windows and a modern boiler but does now require general updating throughout. Particular features of the property are the large south facing gardens and large, detached garage with workshop which was constructed around 2011.

Many of the properties in this road have been extended considerably and have enlarged their driveways. Due to the size of the plot both at the front and the rear (approx. 180 ft in total) similar potential exists for this property, subject to any necessary consents.

The property is superbly located in a cul-de-sac close to Earley Railway Station, with regular train services to Reading (for London Paddington, the Elizabeth Line and other mainline connections) and London Waterloo, and is located not far from sought after state and grammar schools. Access into Reading town centre with its extensive shopping and leisure facilities is provided both from Earley Station, and local Bus services (including the regular No.4 'Lion' bus route). There are local shops available on the Wokingham Road, with more extensive facilities at Lower Earley and Woodley. The University is also close at hand.

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.

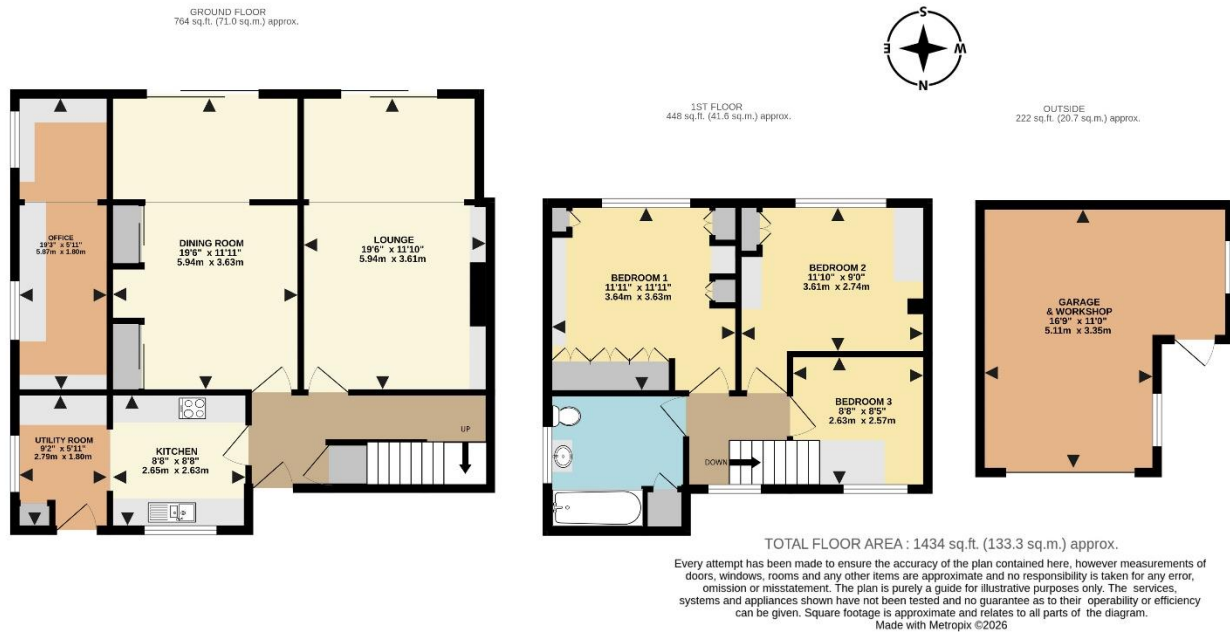
EER: D58 **Council Tax:** D **Tenure:** Freehold

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

Services: All mains services are believed to be connected.

AML, SANCTION, PEP & IDENTITY CHECKS: Estate Agents are required by law to carry out Anti Money Laundering Regulation, Sanction, Politically Exposed Person, Identity and Source of Funds checks on prospective purchasers when their offer is accepted. We do this using a company called Landmark Information Group and is currently charged at £30 per person. Company or differently structured purchases may carry additional charges.

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.



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