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11 Sevenoaks Road, Earley, Reading, RG6 7NT – Price £525,000

An extended semi-detached family home in Aldrynton and Maiden Erlegh catchments,
just yards from the schools themselves...

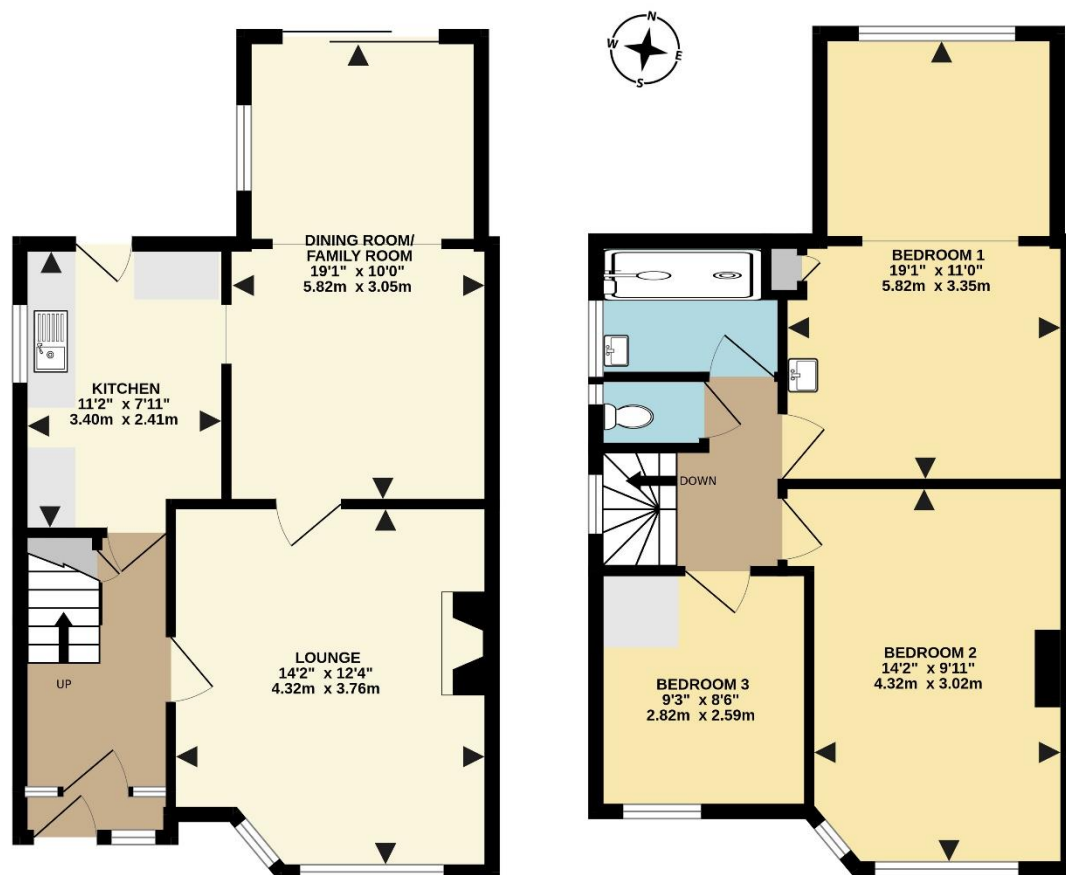


3 bedrooms, 2 reception rooms, kitchen, shower room, separate WC, detached garage, gas radiator central heating, double glazing, driveway parking, no onward chain.



GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.

1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 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 approximately 60 years ago and extended to the rear on the ground and first floor at a later date. The extension provides for a larger dining room and rear bedroom. It may be that there is potential for further enlargement, subject to any necessary consents. For example, many of the properties on the estate have had loft conversions.

The property lies within just a few hundred yards of sought after schools and is also close to Earley Railway Station. Maiden Erlegh Lake and the University are close at hand, and bus services on Silverdale Road provide access into Reading town centre, where there is a main line railway station. There are local shops available at The Parade, with more extensive facilities at Lower Earley or Woodley.

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: E50 **Council Tax:** D **Tenure:** Freehold

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

All mains services are believed to be connected.

The neighbouring property has applied for planning consent for a single-storey extension at the front, side and rear (251482). The garage roof might be asbestos concrete which is common on houses of this age, and there are some textured walls and ceilings in parts the property which depending on their age can sometimes contain asbestos materials.

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 you to 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

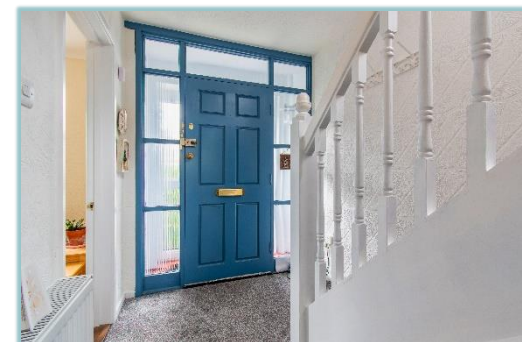
16 The Parade
Silverdale Road
Earley Reading
RG6 7NZ
T: 0118 926 4422
e@martinpole.co.uk

Associated Offices:
Wallis House
27 Broad Street
Wokingham RG40 1AU
T: 0118 978 0777
w@martinpole.co.uk

The Auction House
Milton Road
Wokingham
RG40 1DB
T: 0118 979 0460
a@martinpole.co.uk

Fine & Country
Wallis House
27 Broad Street
Wokingham RG40 1AU
T: 0118 989 4499
wokingham@fineandcountry.com

www.martinpole.co.uk



0118 926 4422