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41 Haddon Drive, Woodley, Reading, RG5 4LX - Price £350,000  
A large, extended mid-terrace house in a popular North Woodley location...





3 good-sized bedrooms, bathroom, WC, lounge/ dining room, family room, kitchen, driveway parking, alleyway (shared with neighbour) providing access to rear gardens, approx. 70ft southwest facing rear garden, no onward chain.



GROUND FLOOR  
596 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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 large mid-terrace house, now vacant and in need of general refurbishment, but with the opportunity to create a fantastic family home or investment in a sought-after location.

The property is set in an established residential location, close to Woodford Park and also not far from Woodley precinct. It is in the catchment of good schools and close to bus services.

To the north is the A4, providing swift access to Maidenhead or into Reading, as well as local business parks; in the other direction is the A3290 and M4 motorway network beyond, where London then lies about 40 miles away and Heathrow Airport about 28 miles away.

Reading town centre has a main line railway station offering services on the Elizabeth Line, fast services to Paddington, and also services to Waterloo which run through the nearby Earley and Winnersh Triangle railway stations.

**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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