



www.martinpole.co.uk

Martin & Pole
inc. Watts & Son est. 1846

Residential & Commercial Estate Agents
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents



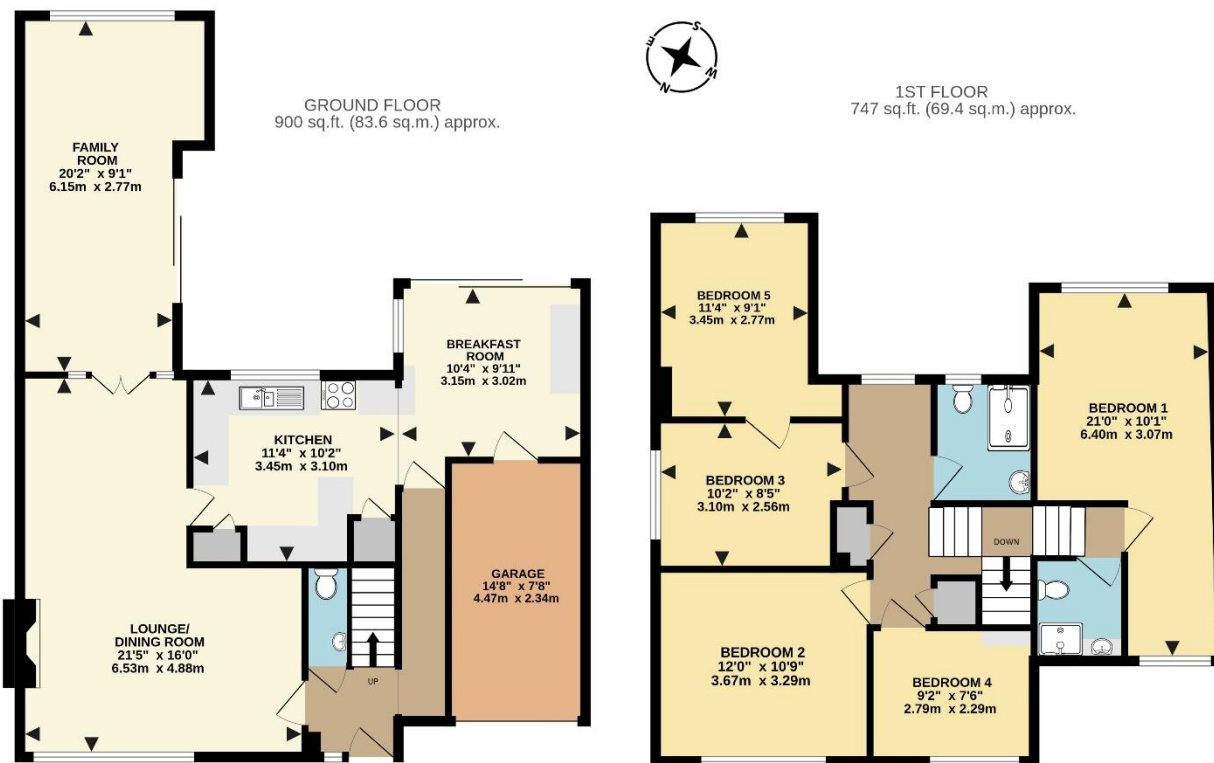
15 Harcourt Drive, Earley, Reading, RG6 5TL - Price £675,000

A large, detached house with generous gardens, in need of some modernisation,
next to the University, within Maiden Erlegh...



5 bedrooms (4 + 1), 2 first-floor shower rooms; downstairs cloakroom, L-shaped lounge/ dining room, family room/ sitting room, kitchen & breakfast room, garage, driveway parking for approx. 3 cars, rear gardens extending to an average of about 75ft in depth (about 120ft max).





TOTAL FLOOR AREA : 1647 sq.ft. (153.0 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.
Made with Metropix ©2025

An established setting just yards from the University campus and within the catchment of good schools. Nearby bus services provide access into Reading town centre, where the main line railway station has services on the Elizabeth line, to Paddington, and also to Waterloo which run through the Earley Railway Station.

Both Junctions 10 and 11 of the M4 motorway are within easy reach, as are various business parks.

The property has been extended on at least two occasions, but it may be there is further potential for enlargement if required (subject to any necessary consents). The property is being sold with no onward chain.

EER: D63 **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:

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