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Residential & Commercial Estate Agents
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12 Lancaster Gardens, Earley, Reading, RG6 7PA - Price £635,000
First time to the market since new | Superb position in Aldrynton and Maiden Erlegh catchments | Large gardens with an opportunity to update, improve and enlarge



3 double bedrooms, bathroom, downstairs cloakroom, lounge/ dining room, kitchen, garage, large gardens extending to a maximum of about 130ft by 120ft at their widest point, driveway parking, gas radiator central heating, double glazed windows, no onward chain.



A Gough Cooper built detached family home, purchased from new in 1962 by the owner and largely unmodernised apart from the installation of cavity wall insulation, double-glazed windows and a new boiler. The property is very clean and tidy and has superb, secluded gardens offering significant potential for extension (subject to all necessary consents). The property is being sold with no onward chain.

The location is excellent, being within the catchment of Aldryngton and Maiden Erlegh schools and backing onto Aldryngton Primary School itself. The University and Maiden Erlegh Nature Reserve are close by and there are local shops available at The Parade on Silverdale Road, with more extensive facilities at Lower Earley or Woodley.

Bus services along Silverdale Road provide access into Reading town centre, where the main line railway station offers services to Paddington, services on the Elizabeth line, and services to Waterloo which run through the nearby Earley Railway Station.

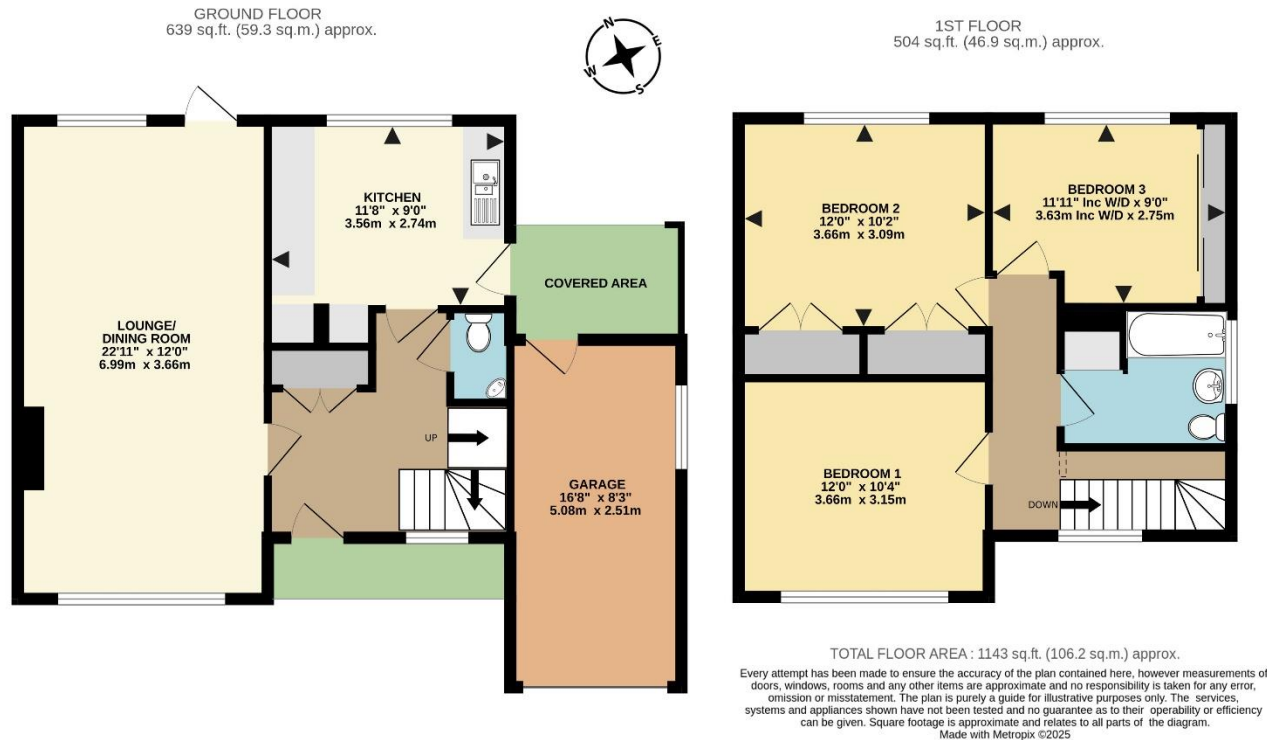
The M4 motorway can be accessed either at Junction 11, where there is also the A33 south to Basingstoke, as well as Green Park and its new railway station; or at Junction 10 where London then lies approximately 40 miles away and Heathrow Airport approximately 28 miles away.

EER: C70 **Council Tax:** E **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:

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