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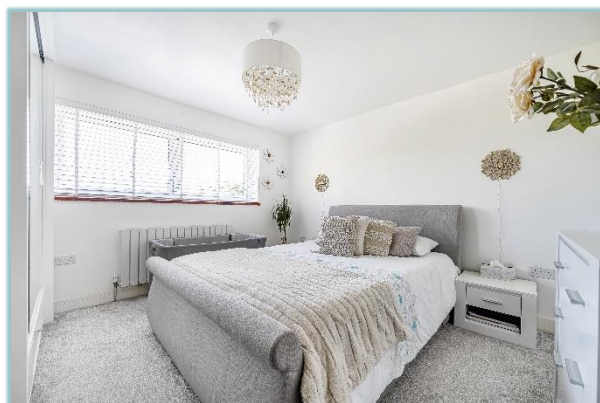
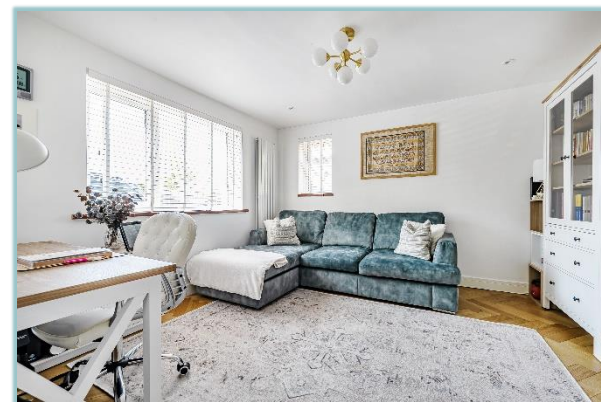


1a Meadow Road, Earley, Reading, RG6 7EU - Price £600,000

Beautifully presented, extended semi-detached family home with large gardens in Maiden Erlegh...



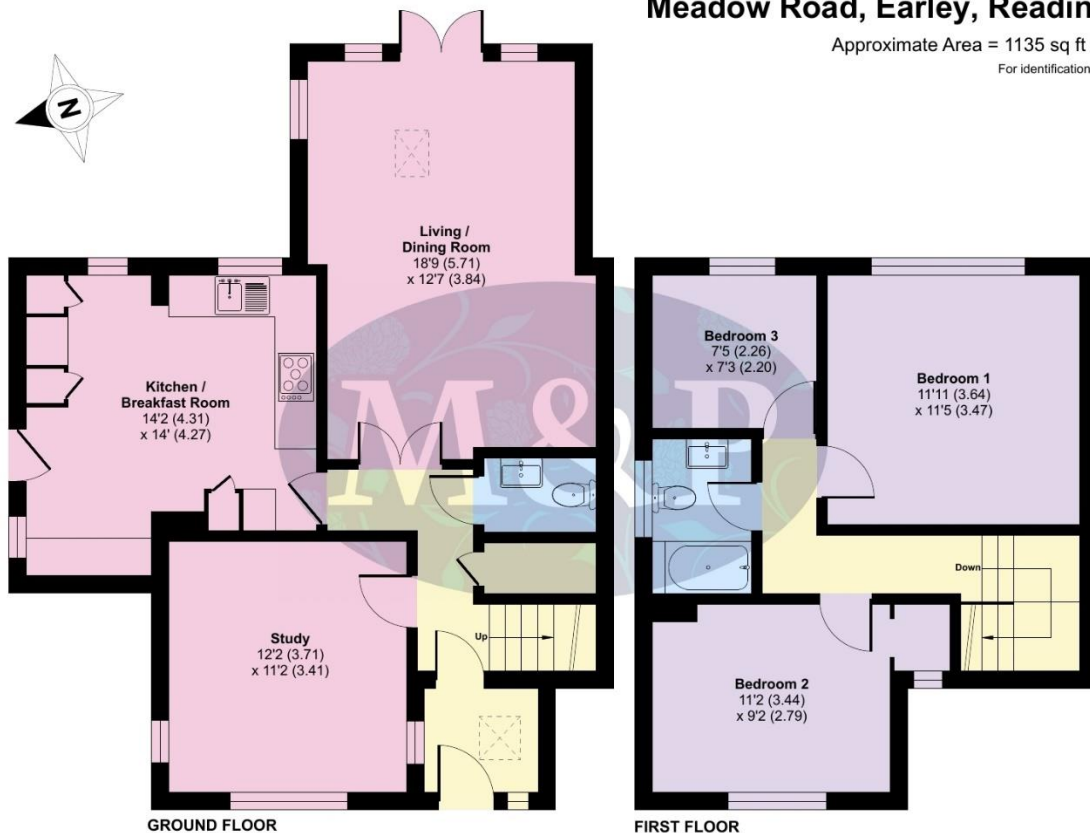
3 bedrooms, refitted bathroom, lounge/ dining room, study/ family room, kitchen/ breakfast room, downstairs cloakroom, block-paved driveway, gas radiator central heating, double glazing, gardens.



Meadow Road, Earley, Reading, RG6

Approximate Area = 1135 sq ft / 105.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Martin & Pole Reading - REF: 1268540

Constructed in the 1950s and extended at a later date, this is a superb example of an older style semi-detached family home in a popular and established location, close to local shops and superb communication links.

The property is the catchment of the popular Loddon Primary School and the traditional Maiden Erlegh catchment. There are more extensive shopping facilities at the Asda and Marks & Spencer complexes in Lower Earley, or at Woodley precinct.

Bus services locally provide access past Reading University into Reading town centre, where the main line railway station offers services on the Paddington line, the Elizabeth line, and also on the Waterloo line which run through the nearby Earley and Winnersh Triangle railway stations.

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: D68 **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

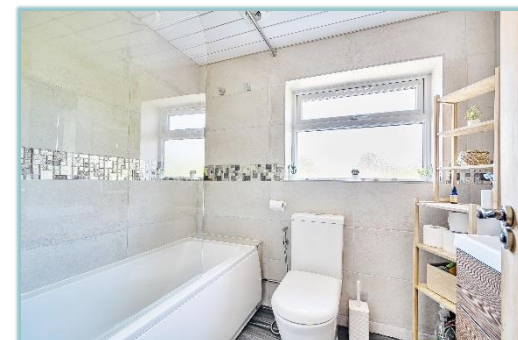
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