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27 Clevedon Drive, Earley, Reading, RG6 5XF - Price £675,000
Radstock and traditional Maiden Erlegh catchment | Double garage and south-facing gardens | No onward chain | An opportunity to update



4 bedrooms, ensuite shower room, bathroom; lounge/ dining room, kitchen, breakfast room, family room, study, cloakroom, double glazing, driveway parking, gas radiator central heating.





A 1970s Bovis built detached house in a sought-after and popular part of Maiden Erlegh. The seller bought the property from brand new, it is now in need of modernisation and offers a fantastic opportunity for the new buyer to update, improve and possibly extend to their own specifications.

As well as being close to popular schools, it is within easy reach of the Asda and Marks & Spencer complexes, and not far from Maiden Erlegh Nature Reserve or Reading University.

Bus services in the area provide access into Reading town centre, where the main line railway station has services to Paddington, 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: C71 **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:

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