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Martin & Pole

Established 1846

ESTATE AGENTS



15 Robindale Avenue, Earley, Reading, RG6 7JR

Price £440,000 Freehold

15 Robindale Avenue, Earley, Reading, RG6 7JR



Under a third of a mile from Earley railway station, close to Loddon Primary School and in the designated school catchment of Maiden Erlegh, Bulmershe and Forest – an extended semi-detached house with 3 double bedrooms, a useful first floor study, family bathroom, ensuite WC, 2 reception rooms, extended kitchen, driveway parking, garage and approx. 50 ft. by 36 ft. westerly aspect gardens.

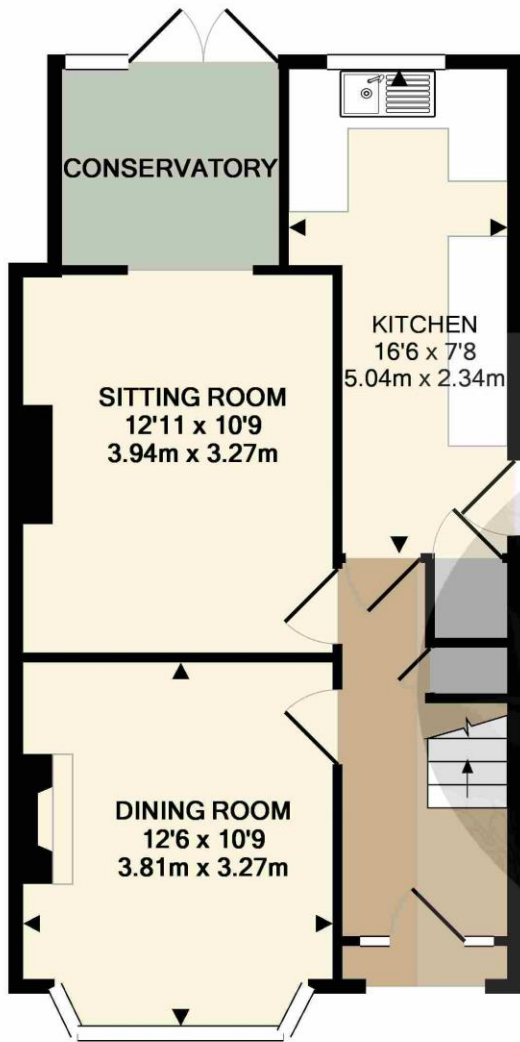
Robindale Avenue is an established street of 1950's family properties, not far from local shops, the University and bus services which provide access into Reading town centre where there is a main line railway station with fast services to Paddington.

The M4 Motorway can be joined at Junction 10 where London then lies about 40 miles away and Heathrow airport about 28 miles away.

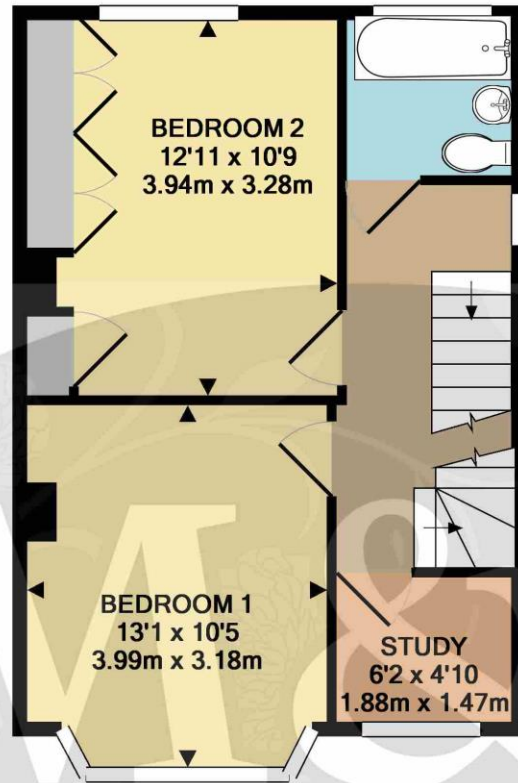
EER: D64 Council Tax: D

IMPORTANT NOTICE RELATING TO THIS PROPERTY: We have endeavored diligently 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 whatever 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. 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. 4/23/2019 10:32 AM

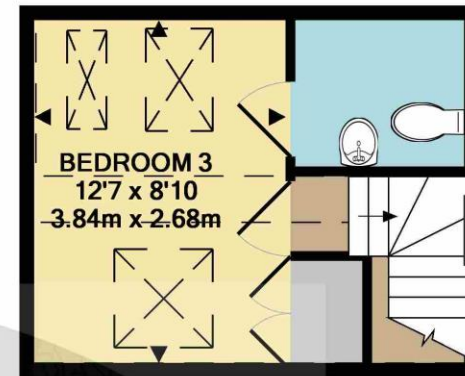
For further information or an appointment to view please contact our Earley branch on 0118 926 4422 or earley@martinpole.co.uk



GROUND FLOOR
APPROX. FLOOR
AREA 510 SQ.FT.
(47.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 404 SQ.FT.
(37.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 177 SQ.FT.
(16.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1091 SQ.FT. (101.3 SQ.M.)

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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