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Martin & Pole

Established 1846

ESTATE AGENTS



332 London Road, Earley, Reading, RG6 1AR

Price £400,000 Freehold

332 London Road, Earley, Reading, RG6 1AR



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

With south facing gardens extending to about 55 feet, similar depth front gardens which widen to about 60 feet and to be sold for the first time since brand new! A very pleasant 3 bedroom semi-detached family home with generous off road parking and in an extremely convenient location.

The property would now benefit from some updating and has therefore been priced accordingly. There is no onward chain so a quick sale is available for those buyers that require it.

The property is set on the edge of the popular Erleigh Court Estate, adjacent to the A4, providing swift access to Reading Town Centre, the A3290, the M4 motorway network and Maidenhead.

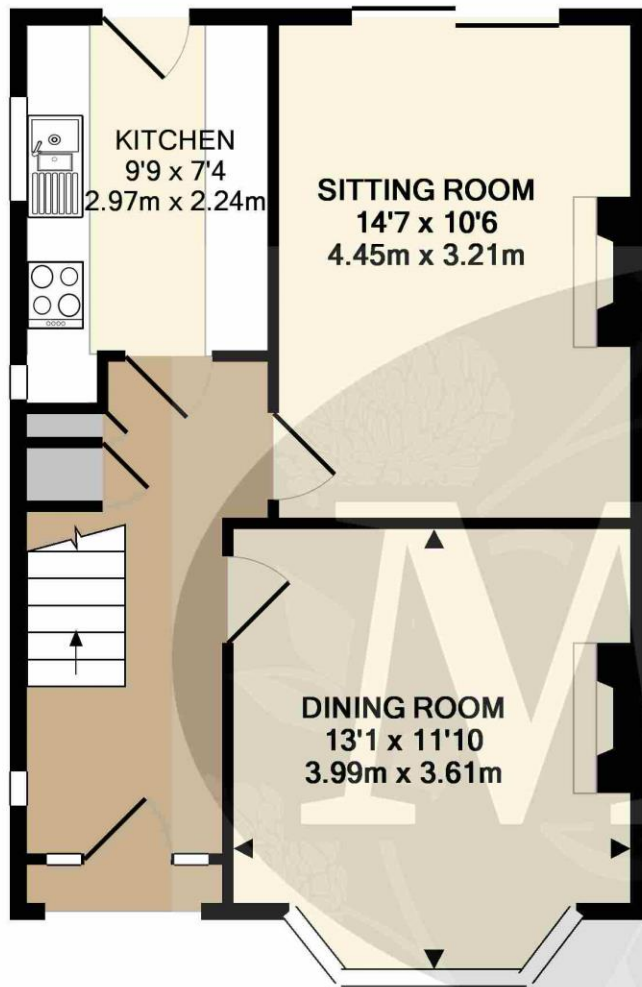
There is a local Marks & Spencers food hall with more extensive shopping facilities at Woodley precinct. The property is also close by to Suttons Industrial Estate and Thames Valley Business Park.

Many of the properties in this area have been extended so it may be that this property offers potential to enlarge, subject to any necessary consents.

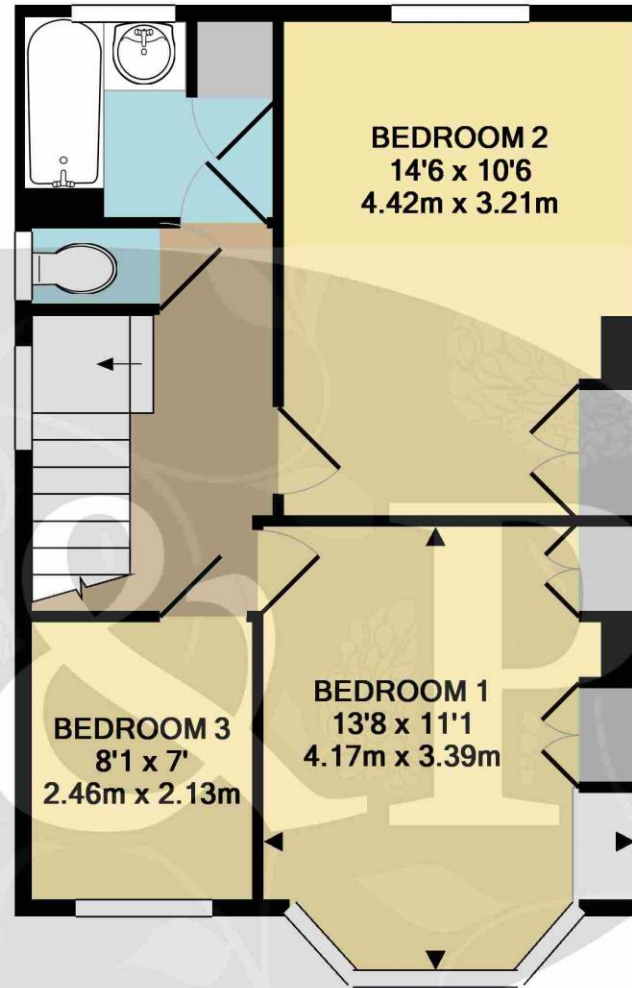
There is a wayleave dated 19th March 1957 in favour of the Southern Electricity Board. It relates to overhead and underground cables running through the plot. A copy of the plan is attached to the brochure.

EER: D60 Council Tax: C

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. 1/28/2019 4:11 PM



GROUND FLOOR
APPROX. FLOOR
AREA 474 SQ.FT.
(44.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 467 SQ.FT.
(43.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 941 SQ.FT. (87.5 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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