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Martin & Pole

Established 1846

ESTATE AGENTS



17 Betchworth Avenue, Earley, Reading, RG6 7RH

Price £740,000 Freehold

17 Betchworth Avenue, Earley, Reading, RG6 7RH



An attractive 1930s detached home set among houses of similar calibre, with a large garden and plenty of off road parking.

The accommodation comprises 4 good size bedrooms, refitted family bathroom, 2 large reception rooms, kitchen, utility room, cloakroom and garage. There is planning consent (161344) to create an ensuite and many of the houses in this area have been extended considerably more, so similar potential exists, subject to any necessary consents.

The property is very close to the University and lies in the catchment of the Aldrynton and Maiden Erlegh schools. There are good private and grammar schools within easy reach.

There are local shops available at The Parade with more extensive facilities at the Asda and Marks and Spencer's complexes in Lower Earley.

Regular bus routes along the road provide access into Reading town centre where there is a mainline railway station with fast services to Paddington and also services to Waterloo which run through the nearby Earley railway station.

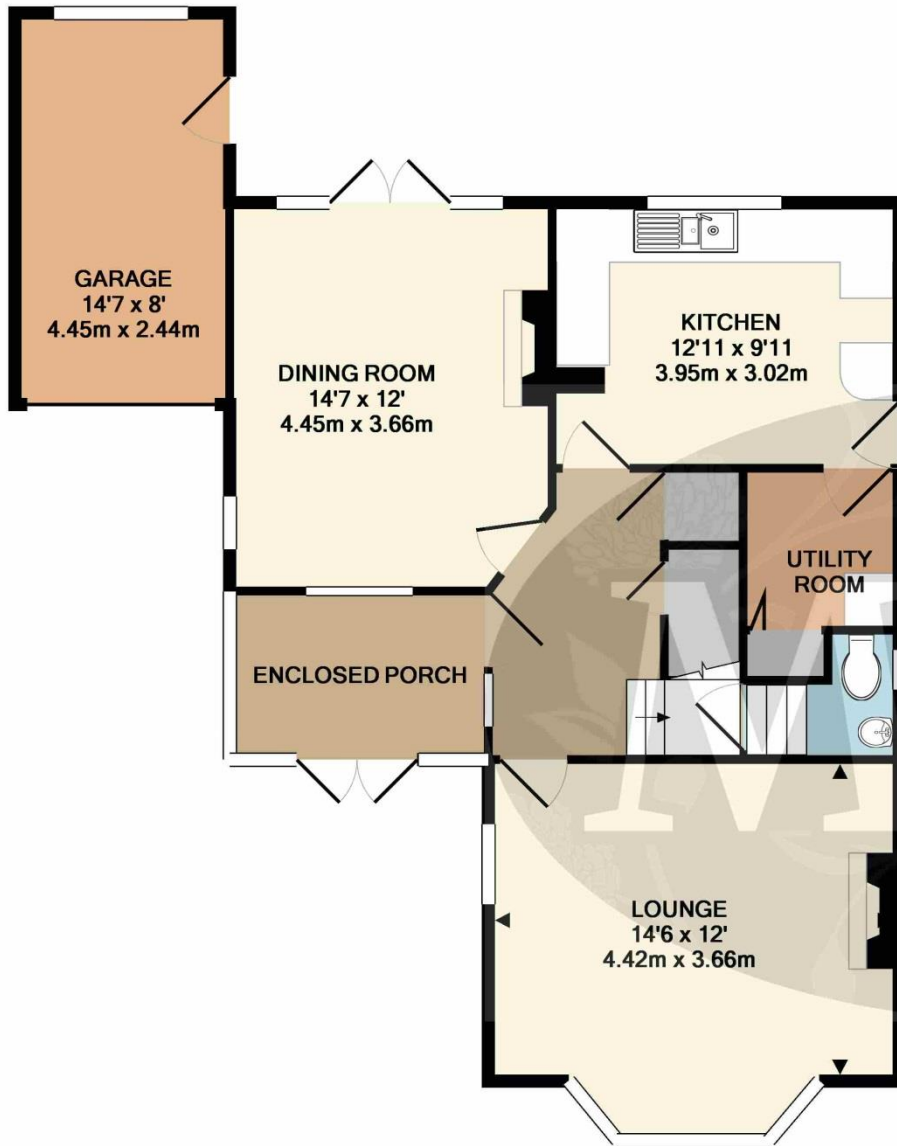
The M4 motorway can be joined either at Junction 11, where there is also the A33 south towards Basingstoke, or at Junction 10 where London then lies about 40 miles away and Heathrow airport about 28 miles away.



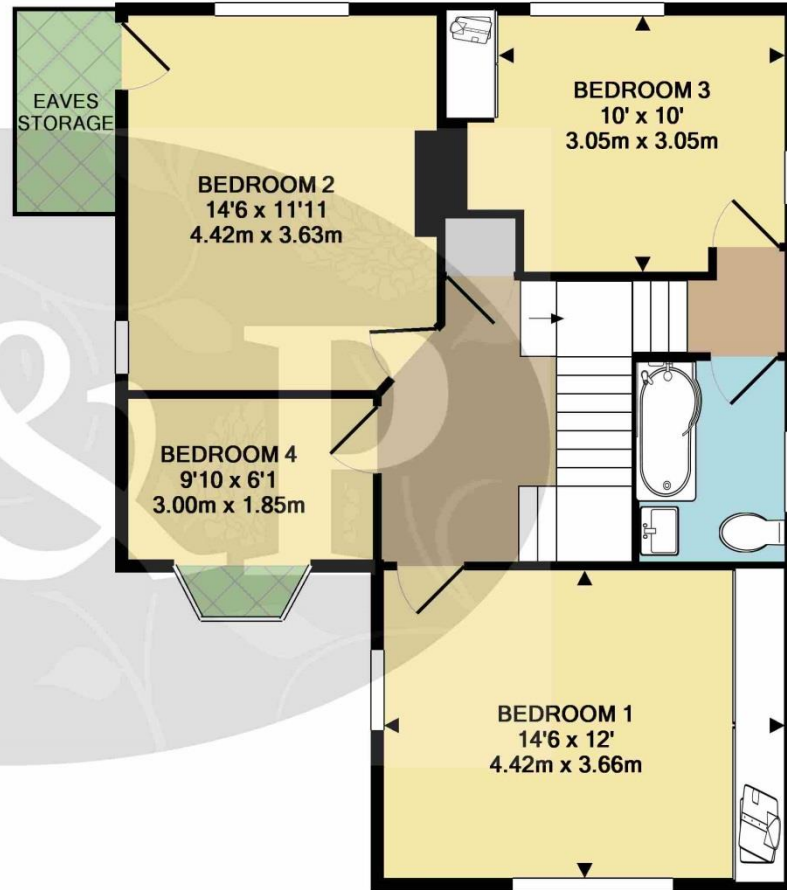
For further information or an appointment to view please contact our Earley branch on 0118 926 4422 or earley@martinpole.co.uk

EER: D66

Council Tax: F



GROUND FLOOR
APPROX. FLOOR
AREA 834 SQ.FT.
(77.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 694 SQ.FT.
(64.5 SQ.M.)
TOTAL APPROX. FLOOR AREA 1528 SQ.FT. (142.0 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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